

Town of Buena Vista



COMPREHENSIVE PLAN 2008

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Chapter One



INTRODUCTION

Buena Vista generated its first Comprehensive Plan in 1995; this Plan was later updated and adopted in 1999. This Plan, update conducted from 2006 - 2008, represents the third iteration.

A **Comprehensive Plan** is an officially adopted advisory document that outlines a community's goals for the future and provides direction for elected and appointed officials in making choices regarding the long-range planning needs of the community. Specifically, the Comprehensive Plan, along with the future **land use map**, provide guidance for decisions affecting growth and annexation, the use and development of land, preservation of open space, transportation systems and the expansion of public facilities and services. The policy recommendations and maps contained in the Comprehensive Plan are interrelated and in most cases should not be used independently from one another or from other adopted elements of the Plan. Comprehensive plans, as important guiding documents, should generally be formally adopted by the Town Board. Buena Vista formally adopted the previous version of this Plan (1999). Although this step is recommended it is not uncommon for elected town officials to consequently un-adopt plans and relinquish some of its potential authority in respect to long-range planning by not formally adopting the proposed plan.

Comprehensive plans will always walk a fine line between specificity and ambiguity. Treading this line is necessary because although the Plan will not likely be updated for five or even 10 years, the Town Board and staff may undergo many changes in personalities and priorities during that time. Consequently, an overly-specific plan runs the risk of becoming a dead or useless document when officials or staff take charge who were not involved with the Plan and its process or simply possess priorities and opinions that differ from that document.

Of course it is possible to amend plans from time-to-time. This Plan suggests doing just that on an annual basis. Updating a plan more than about every half decade is an expensive and exhausting process. This Plan strives to make category-specific suggestions and action while stating policies in a general enough format to allow some margin of variance when interpreted and utilized for specific planning decisions.

Throughout this Plan, policy recommendations are made to undertake additional research and development on specific projects while leaving the "how, when and why" open to whomever initiates those projects. Again, it is always possible, indeed advisable, to make amendments to the Plan on an annual basis. There is a single period each year - typically during the first quarter - where the Plan will be open to amendments. It is advisable that these amendments be approved by a super-majority



PURPOSE

INTRODUCTION

CHAPTER 1: AMENDMENT POLICY



AMENDMENT SCHEDULE



COMMUNITY PREFERENCES

Policy: The Buena Vista Comprehensive Plan will be open to minor amendments once per calendar year at a regularly-scheduled Town Board meeting during the first quarter. All proposed plan amendments must first be examined and recommended by the Buena Vista Planning Commission prior to hearing by the Board. All amendments to the Plan must be finally approved by a super-majority of the Town Board.

of the Town Board.

In order to clarify the intent of the Plan document, the following is offered:

In Buena Vista, the Comprehensive Plan is advisory only. It is not mandatory that either the Planning Commission or Town Board follow any adopted plan. However, much time and effort from the Buena Vista community contributed to the development of this Plan including land-use guidelines. To ignore the Plan without good and legitimate reason should be unacceptable. Changes to the land-use element of the Plan should only be made if there is a change in the immediate area that would indicate such. While it is a property owners right to make a request on land-use designation, the Planning Commission and Town Board must assign an appropriate land use that benefits the entire community, not just the property owner.

Public Engagement Process

The public engagement process was critical to the success of this Comprehensive Plan update. The process began with a kick-off meeting including Town staff, Town Board members, Planning Commission members and several interested citizens. The kick-off meeting outlined the proposed process and was followed with a series of three public meetings. The public meetings were open to all, locally advertised and were conducted to quantify and surface community desires for the future direction of Buena Vista. Those community preferences are reflected in the policies and maps in the Comprehensive Plan update. In addition to the public meetings, three additional meetings were held with staff and working subgroups. The diagram depicts the major components of that process and meeting dates for the series of public events.

On November 8th, 2006 the consulting team met with the Citizens Advisory Committee (CAC) to discuss the process, refine the methodology and encourage public involvement. The following week, the first public meeting was conducted to collect broad citizen input. The

primary products of the first community workshop were as follows:

- A **community attitude survey** using keypad polling technology provided immediate results to attendees.
- A **landscape values weighting survey** was used to quantify both landscape-sensitivity and growth-efficiency analysis mapping.
- ‘Sacred places’ and ‘needs fixing’ locations were mapped on tabloid base maps of the Town and used to help define locations where future development was or wasn’t appropriate.
- **Critical issues survey** was also conducted to help this consulting team identify primary areas of focus for this comprehensive planning update.
- Inventories and comment were taken about Buena Vista’s cultural and natural resources.
- Future growth and infrastructure provision issues were addressed.
- **Primary citizen values** were used as constraints when asked about how, where and why growth should, or should not occur.
- **Landscape sensitivity maps** were developed and considered.

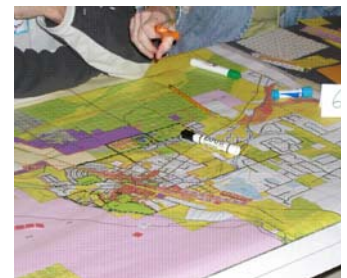
The second public meeting focused primarily on growth through a sophisticated mapping and gaming exercise. The growth challenge game, also known as the Chip Game, is a public meeting exercise that allows the community an opportunity to express where future development is most appropriate and what character it should have. The Chip Game sought to cite anticipated populations for the year 2036. Citizens were asked to locate 1,976 new homes. Given the existing community consists of 1,384 homes, this game highlighted the challenges for planning and siting new development.

Among other things, the game is intended to demonstrate that citizen planning preferences for 30 years of growth is significantly different than the land-use patterns provided by 30 years of haphazardly-planned or incrementally-accumulated growth with direction left only to market forces.

The Chip Game board is simply a community map of Buena Vista with a grid demarcating where citizens can put their chips. Built areas, parks, dedicated open space and public lands are often off limits. The sensitive lands map derived from previous analysis using community values as weighting factors is also used as a constraint. The resulting

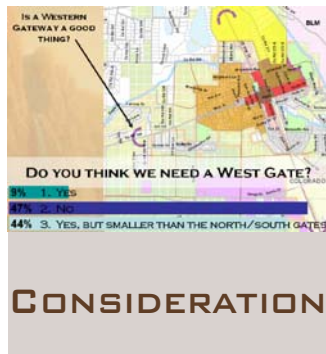


STRATEGIES



INTRODUCTION

CHAPTER 1: PROCESS INTO PRODUCT



future land use map reflects the compromises that must be made in order to accommodate both the desire to have a relatively compact, not sprawling, community and one that will accommodate significant additional population growth. The trade off is typically reflected in somewhat higher densities within the town core than are common in the current town site. The range of variation between the games was summarized. The results were communicated in charts created by *CommunityViz* a GIS software package for impact analysis.

The third public meeting was the final step in the meeting process. The meeting involved extensive polling and reviewing of previous results. Final draft maps and policy questions were presented and voted on utilizing the instantaneous keypad polling system. The emergent map and policies are reflected in this Plan.

Concurrently with the ongoing series of public meetings was the formation of plan-element working groups. These groups focused on specific areas for the Comprehensive Plan final document. The meetings generated discussion papers describing the existing status of each element and the desired future goals and steps to achieve those goals. Ultimately policy statements, implementation strategies and prioritization were derived from the work of these groups and appear in some format within the context of this document.

After the public meeting process and the gathering of citizen issue papers the final plan and policies were drafted and presented to Town staff for accuracy assessment. Following draft distribution, the Plan was presented to the Town and planning boards individually and weighted voting was conducted on each individual policy statement within the Plan. Policies were amended, deleted or added during this hearing process. This process was open to the public and held at regularly scheduled meetings. After having been reviewed and voted upon by the two governing bodies the draft was presented to the Town of Buena Vista board for final review and adoption during the course of an additional public hearing and final vote.

This document strives for brevity, conciseness and transparency so that any existing or prospective citizen, developer or business owner can clearly understand the implications of the entire document in a reasonably short period of time. To these ends the Plan is tidily organized into the following 11 chapters to effectively and broadly address all, or nearly all, of Buena Vista's future planning needs.



FUTURE PLANNING

Chapter Two



ECONOMIC & DEMOGRAPHIC ANALYSIS

Economic and Demographic Analysis

Introduction

The following is a brief summary of various demographic and economic indicators of Chaffee County, Buena Vista, and for some comparison purposes, Salida. The characteristics examined were gathered from a variety of sources including, but not limited to, the U.S. Census Bureau, local governments, the Colorado Department of Local Affairs (DOLA) and the Bureau of Economic Analysis. These characteristics combine to provide a foundation upon which strategies for the future may be developed.

Population

Since the last Comprehensive Plan (1999) was published Buena Vista's population has grown. From 1998 to 2005, Buena Vista experienced a net gain of 179 people bringing the total to 2,291 (Table 1). This represents an 8.5 percent overall increase with an average growth rate of 1.2 percent per year. These numbers closely parallel the overall Chaffee County population growth rates, which experienced an 8.8 percent overall increase and grew at a rate of 1.2 percent per year.

Table 1. Population change

Source: Colorado Department of Local Affairs (DOLA)

	Chaffee County	Buena Vista
1998	15,526	2,112
2005	16,889	2,291

If this population growth rate of 1.2 percent continues and holds steady by the year 2030 Buena Vista's population will number 3,087. Over this time span, roughly one-third of the original 2005 population will be added (Table 2), however, any action taken by the Town to annex lands outside of the existing boundaries would dramatically alter this projection.

Table 2. Population projection.

	Buena Vista					
Year	2005	2010	2015	2020	2025	2030
Population	2,291	2,432	2,581	2,739	2,908	3,087



POPULATION

ECONOMIC & DEMOGRAPHIC ANALYSIS

CHAPTER 2: ECONOMY



DEMOGRAPHICS

The most recent census data, conducted in 2000, provides further insight into who is living in Buena Vista. The Town is predominately white (97 percent), while females outnumber males, 52 percent to 48 percent respectively. This differs from county numbers in which males outnumber females at nearly the same ratio (53 percent to 47 percent). Baby boomers are the largest age group with 27.8 percent of the population falling between the ages of 45 and 64. The following age group of 25 to 44 retains 26.7 percent of the Town's total population (Table 3). However, due to Buena Vista's increased appeal to outdoor enthusiasts, including the whitewater park and the Colorado Mountain College, this age group may have become the most prevalent in the last six years.

Table 3. Age composition

Source: 2000 Census

Buena Vista age composition						
Age	Median	Under 15	15-24	25-44	45-64	65+
Age totals	42.20	404	227	587	610	367
Age % of total	42.2%	18.4%	10.3%	26.7%	27.8%	16.7%

Economy

Paralleling the population growth of recent years, both Buena Vista and Chaffee County have experienced the benefits of a growing economy. Labor force and economic statistics are generally collected on a county-wide basis. Given that Buena Vista is the second-largest municipality in the county, these numbers will present an indication as to the economic health of Buena Vista. Personal per-capita income, total jobs and sales tax revenues have all increased since the last Comprehensive Plan. Overall Chaffee County has had a net gain of 1,666 new jobs since 1998, an increase of 22.7 percent, which correlates to an annual growth rate of 3.2 percent. This rate is twice that of the state average of 1.7 percent and is a strong indicator of the general economic conditions present in Chaffee county.

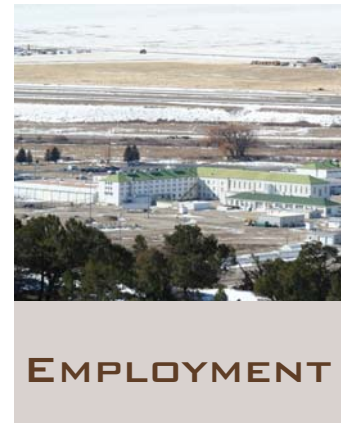
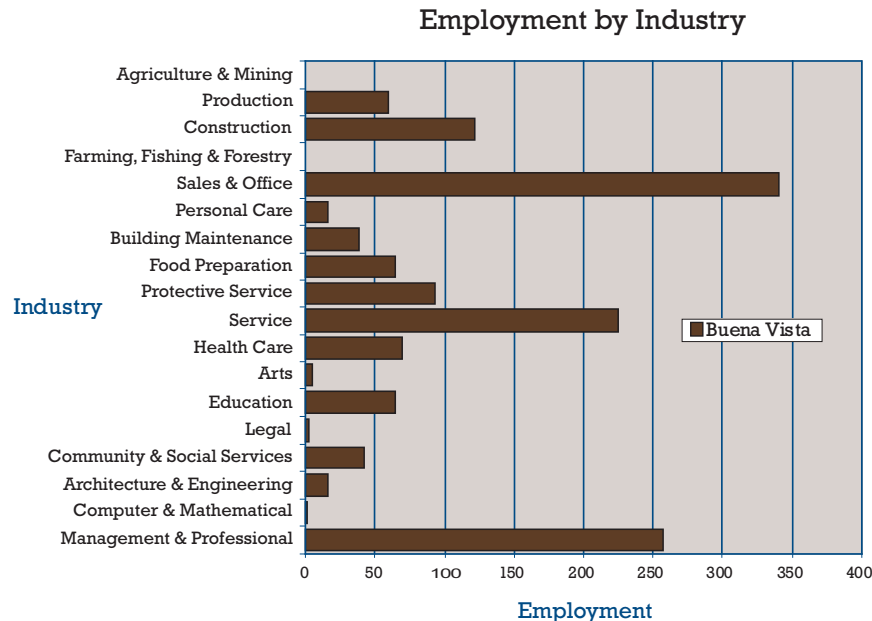
The largest employers by industry in Buena Vista are sales, office, management, professional and service (Fig. 1). This is consistent with an economy that is becoming increasingly reliant on tourism and recreation. Additionally the construction, health care and education industries employ a substantial amount of people thus reinforcing the positive growth rates exhibited by the recent population trends.



ECONOMY

Figure 1.

Source: 2000 Census



Corresponding with the growing population and the expanding economy, Buena Vista's recent past has seen sales tax revenues increase dramatically. From 2000-2005, Buena Vista saw total sales tax revenues grow at a rate substantially greater than both Salida and Chaffee county. According to the Colorado State Department of Revenue, overall sales were up 30 percent and grew at an annual rate of six percent. This is almost twice that of Salida's 3.3 percent growth rate and well above the Chaffee County growth rate of 2.4 percent. Once again these numbers present a picture of Buena Vista as an increasingly more desirable location to reside and recreate.

Housing/ Building

Out of the total 9,527 housing units in Chaffee county, 30 percent are located in Buena Vista. In 2005, Buena Vista had a total of 1,274 housing units of which, the vast majority were single-family structures. This number has been steadily rising and is projected to reach 3,067 total structures by the year 2030. When compared to the population projection, there are only 20 fewer housing units than people (Table 4). This is perhaps due to the recent housing boom and its increase in vacation and second home ownership.

ECONOMIC & DEMOGRAPHIC ANALYSIS

CHAPTER 2: HOUSING PROJECTIONS



HOUSING

Table 4. Housing Projections

Buena Vista Housing Projections					
Year	2010	2015	2020	2025	2030
Houses	1,555	1,043	2,184	2,558	3,067

With an overall building valuation of \$6,815,226, Buena Vista has seen large increases in property values in the last few years, which is concurrent with state and national trends. In 2001 the aggregate value of \$2,378,401 came in at approximately one-third the current value. The 2000 census provides a glimpse of the price structure of Buena Vista housing. While slightly outdated due to the recent boom in the real estate market, these numbers still show some insightful and relevant data. Unlike many other scenic towns in Colorado, most homes in Buena Vista are not on the expensive end of the spectrum. Instead Buena Vista remains relatively affordable with the majority of homes on the bottom half of this scale (Table 5).

Table 5. Buena Vista housing structure by price

Source 2000 Census

Buena Vista housing by price			
Value	Number	Percent	Number
Less than \$50,000	3	0.6	151
\$50,000 to \$99,999	166	32.3	201
\$100,000 to \$149,999	211	41.1	25
\$150,000 to \$199,999	82	16	2
\$200,000 to \$299,999	44	8.6	2
\$300,000 to \$499,999	8	1.6	0
\$500,000 to \$999,999	0	0	0
\$1,000,000 or more	0	0	0
Median \$119,500			

Chapter Three



BUENA VISTA'S VISION FOR THE FUTURE

BUENA VISTA'S VISION FOR THE FUTURE

During the Comprehensive Plan update process, a considerable amount of effort was spent to engage the public in revising the Plan. As this document's Introduction describes, the public input process included (1.) formation of a Citizens Advisory Committee, (2.) three public meetings, and (3.) formation of focus groups to provide suggestions on several specific topics. At each of the public meetings, participants were given the chance to provide different kinds of input. The first meeting was spent completing citizen surveys and reviewing landscape sensitivity maps. At the second meeting a game, called the Chip Game, was played where citizens were asked to locate projected new homes (thereby understanding the complexities of planning new projects). At the third meeting, draft maps and survey results were presented followed by policy development.

After the initial review of the final draft of the Comprehensive Plan, the decision-makers (i.e. the Buena Vista Planning and Zoning Commission and the Town Board) realized that the merit of the draft goals and policies could be better reviewed and evaluated if they all related back to an overriding vision statement that describes the kind of community the citizens want Buena Vista to be or become. Based on the background information, the citizen input, the focus group input, and the decision-makers' comments, the following Collective Vision Statement was chosen as best describing the desired Buena Vista of the present and the future.

Collective Vision Statement

General Community Character

The Buena Vista we envision retains its small-town atmosphere with a simple lifestyle and a unique image. At the same time, the Town becomes a diverse rural community with a variety of cultural amenities, including a vibrant arts community. We envision the Town as a clean, safe, quiet and secure community that is a desirable place to live, work, and play – an altogether good place to raise our children.

Community Spirit

Our collective community consists of friendly, good, down-to-earth, well-informed people who feel they can make a difference and have an impact in determining their future and their quality of life. People in our community enjoy freedom of expression.

Community Appearance

The Town we envision has a defined sense of place as expressed in its history and architecture. The visual interest and human scale of the downtown and of the Highway 24 corridor are improved.

THE FUTURE

Updated 10.1.08

COLLECTIVE STATEMENT

VISION FOR THE FUTURE

CHAPTER 3: COMMUNITY, ENVIRONMENT, ECONOMY

Community Services

The town of our vision has high-quality education and medical and emergency response services, as well as quality, efficient, and well-maintained parks and public buildings. The town's public servants exhibit an excellent level of public service, including approachability, honesty and helpfulness. Our town government and community leaders demonstrate accountability, consistency and visibility. We engage in a high level of cooperation with surrounding governmental and non-governmental entities.

Environment

We desire a community where urban, rural and agricultural land uses can coexist in a well-planned pattern. In such an environment, we can safely walk or ride our bikes wherever we need to go. Land use decisions are made with thoughtfulness and an eye toward sustainability. We want a healthy community with clean air and water.

Economy

We envision a community in which all citizens enjoy financial prosperity and can find an affordable place to live. The town should have a bustling downtown community core with abundant and diverse retail establishments. In addition, we will strive for economic diversity within the community, to maximize the cycling of the dollar within Buena Vista. Our town government should be economically stable and viable.

The Comprehensive Plan that follows is designed to make the Buena Vista Collective Vision Statement a reality. The Plan is divided into categories of goals and policies that address specific Town visions and needs. These include:

- Community Economics
- Growth and Development
- Fiscal Considerations
- Historic Preservation
- Future Land Use
- Community Design
- Parks and Recreation
- Transportation

The Plan is designed to be easy to use, and it is hoped that it will be used in everyday town decision-making. It is expected that the Plan will be a continually evolving document that will improve with additional citizen input and be amended to meet the needs of changing times.

Chapter Four



COMMUNITY ECONOMICS

Community Economics & Sustainable Commerce

Buena Vista residents are challenged by the need to preserve and enhance the Town's unique local identity while also remaining connected to the regional economy and creating jobs and supporting local business.

Buena Vista's economy is partly based on summer tourism due to proximity to the Arkansas River and its associated water sports and fishing and the surrounding spectacular "fourteeners" and wilderness areas. In the winter, the Town's tourists visit Monarch Ski Area and snowmobile or ski in areas nearby.

The Town currently hosts various festivals and events, however the potential exists for the event seasons to be greatly augmented and perhaps, more importantly, increasing shoulder-season activity through the further development of year-round businesses and attractions.

All communities require locally-functioning and prosperous economies both for the livelihood of existing residents and to attract new ones. A thriving local business economy is the number one source of new revenues to public sector entities which are ultimately used to implement other elements of the master plan.

Over time, Buena Vista will pursue policies to both facilitate the market and work to achieve an equilibrium between residents, business and employment to enhance both the Town's local and regional identity.

This chapter of the Comprehensive Plan intends to provide general best-practices, goals and policies to improve and enhance Buena Vista's economy.

GOAL 1.A -

Buena Vista desires to maintain, expand and promote local businesses and entrepreneurs.

Policy 1.A.1: Buena Vista will ensure that an adequate spectrum of commercially-zoned land exists to accommodate new businesses.

Action Item: Buena Vista will conduct a retail market demand analysis reporting all relevant variables useful to new business development including a clear definition of the market area, available income, spending leakage estimates, shopping trends, local demand and key market opportunities.

Action Item: Buena Vista will partner with local business development groups and planning efforts to actively recruit new business that reflect the local character of the community.

Action Item: Buena Vista will establish a formal and continuous liaison with the Chamber of Commerce and other business / economic



COMMUNITY ECONOMICS



GOAL

Local Businesses

COMMUNITY ECONOMICS

CHAPTER 4: GOALS & POLICIES

POLICY

development organizations including regular Town Board updates and the development of a joint executive committee “business commission.”

Policy 1.A.2: Where appropriate, Buena Vista will support home occupations for the purposes of promoting entrepreneurship, growth and employment in local cottage industries.

Policy 1.A.3: Buena Vista will develop non-residential design guidelines specifically targeted for the Highway 24 corridor and for the downtown core to assure all businesses are developed in a manner that compliments the Town’s desired image.

GOAL 1.B -

Buena Vista will support and expand the role of tourism and tourist-attracting businesses in the local economy.

Policy 1.B.1: Buena Vista will continue and increase support for tourism-related land uses, businesses, marketing and town site improvements leading to increased short-term and destination tourist traffic.

Policy 1.B.2: The Town will support generation of a long-range and comprehensive strategic planning document focused on increasing year-round tourism to the Town.

Policy 1.B.3: Buena Vista will attempt to attract and support businesses, particularly those with potential to increase activity during the shoulder, or off-seasons.

Policy 1.B.4: Buena Vista will promote and preserve existing and improved air access to the community at the Central Colorado Regional Airport.

GOAL 1.C -

Buena Vista will continue to provide community assets and community environment conducive to attracting and retaining families.

Buena Vista recognizes that a diverse community and all individual members are important contributors to the Town and its prosperity but wants to emphasize the special role of families and their sustaining influence on long-term growth and economic stability.

Policy 1.C.1: Buena Vista acknowledges that a school district renowned for high quality is an excellent fundamental economic base driver as it serves not only to attract new citizens and members of the labor force but also encourages existing residents to remain in Buena Vista.

Policy 1.C.2: Buena Vista recognizes that high quality school facilities and services are an important attraction for families and the Town will encourage the continuation and further improvement of school facilities

GOAL

Tourism

POLICY

GOAL

Sustainability

COMMUNITY ASSETS

through the adoption of a land dedication fee-in-lieu schedule if the school district makes such a request.

GOAL 1.D -

Buena Vista will support the continuing development of businesses that provide products and services for day-to-day shopping needs.

Action Item: Buena Vista will encourage the development of activities that return significant out-of-area income and provides products and services to local residents.

Action Item: Buena Vista will examine existing zoning to determine if a zoning district preferring local resident services might be developed.

Policy 1.D.1: Tax increment financing, bonding, waiving of impact fees and special districts may be acceptable and possible mechanisms to utilize when local resident-serving businesses are considered.

Action Item: Buena Vista may consider revising its fee and permit system to create incentives for local resident-serving businesses.

GOAL 1.E -

Buena Vista will continue to promote East Main Street and the historic commercial core as an important community asset in terms of its central location for walking, biking, shopping and its function as a connector between the library, McPhelemy Park, the Museum and the Arkansas River Park.

Policy 1.E.1: When feasible, all future municipal buildings will be located on, or near, East Main Street. Furthermore, all other public entities including state, local or non-profit will be encouraged to site or maintain principal offices or buildings on, or near, East Main Street whenever possible and appropriate.

Action Item: When appropriate and feasible, Buena Vista will make necessary infrastructure improvements such as sidewalks, parking, core fiber optics and other information transfer sources to the Main Street commercial center to make conducting profitable business easier for existing and prospective business owners.

Policy 1.E.2: Buena Vista will participate in existing and future Main Street revitalization efforts.

Action Item: Buena Vista will work to provide a common parking area for the East Main Street commercial core area.

Action Item: Although Buena Vista already hosts a number of high-quality events on East Main Street and the commercial core area such as the Collegiate Peaks rodeo parade and the Christmas equestrian parade, the Town itself will play an active role in sponsoring and

POLICY

GOAL

Local Services



ECONOMIC DEVELOPMENT

COMMUNITY ECONOMICS

CHAPTER 4: COMMUNITY INPUT DATA

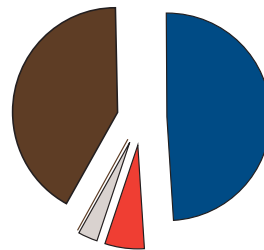
POLICY



supporting additional annual events to be held on or near East Main Street. This action item may require the addition of events coordinator staff position and will definitely require the continuation and expansion of volunteer assistance.

Policy 1.E.3: Buena Vista will expand the commercial core with specific emphasis to draw additional traffic from the intersection of Main Street and Highway 24. This may require significant intersection improvements and/or further commercial development on, or near, this intersection.

Commercial Crossroads Concept



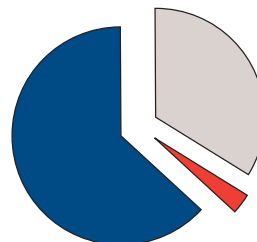
- 49% of the community **STRONGLY AGREES**
- 42% of the community **AGREES**
- 3% of the community is **NEUTRAL**
- 6 % of the community **STRONGLY DISAGREES**

with the commercial crossroads concept

DATA

Crossroads Concept &
the Creation of Jobs

How much emphasis should the town
give to creating jobs along State Highway 24
and Main Street?



- 63% of the community wants **SIGNIFICANT EMPHASIS**
- 34% of the community expressed an average interest
- 3% of the community felt **LITTLE OR NO EMPHASIS**

Chapter Five



GROWTH & DEVELOPMENT

Growth

Planning for the future and deciding if, when and how growth is going to happen is one of the top concerns for many Colorado communities and Buena Vista is no exception. Community surveys revealed that Buena Vista residents are nearly split three ways on the current pace of growth with 42 percent comfortable with the current rate, 34 percent thinking that growth is happening too quickly, and 24 percent considering the growth rate to be too slow. A solid majority of respondents felt that the Town had an obligation to “manage” growth.

Interpretation of growth sentiments can be complex with many citizens recognizing a need for additional growth to facilitate the development of local business, while also feeling strongly that growth needs to be managed in such a way as to enhance, and not degrade, existing community assets.

GOAL 2.A -

Buena Vista will promote a range of housing opportunities and choices, maintain safe neighborhoods, maintain a “rural feel,” ensure that land use conflicts are avoided, foster attractive development types, make development rules easy to understand, increase transportation choices, encourage mixed uses where appropriate and encourage the kind of growth that pays for itself.

Policy 2.A.1: Buena Vista will pursue a growth strategy that manages growth through the use of fees, development requirements, careful review of subdivisions and land uses so that growth pays for itself and that the current level of services is maintained. Maintaining the character of Buena Vista as a small rural town and protecting natural assets, particularly groundwater, is also of primary importance.

Policy 2.A.2: Buena Vista will work with Chaffee County to manage groundwater and other natural assets through regulatory mechanisms available to local governments.

In any event, as is discussed during the future land use meetings, some level of growth was seen as inevitable whether individuals celebrated it or not. Participants also asserted that growth was not necessarily negative. Economic expansion, the opportunity for mixed residential and commercial uses, and an improved downtown were all noted as promising elements that citizens looked forward to accompanying development.

As a side note, it is important to emphasize and remember that although subdivisions may be platted in the community with large numbers of residential units, the actual population growth rate, that is, people moving into the community and buying those units, does not



MANAGED GROWTH



GOAL

Mixed Uses,
Opportunities &
Clear Rules

POLICY

GROWTH & DEVELOPMENT

CHAPTER 5: BALANCING SUPPLY & DEMAND



SUSTAINABLE COMMUNITY

necessarily increase simply because more housing units are platted. For example, Archuleta county has over 6,000 platted lots, but the growth rate has remained relatively constant in the county over the last 10 years. However, there is some chance that local or regional anomalies and macroeconomic, national, events might occur and drive growth at unpredictably slow or rapid rates.

The working group, surveys and public meetings all reveal that Buena Vista residents recognize the need to responsibly add citizens to the community in order to provide consumers for local businesses and add jobs, ultimately cultivating a more self-sufficient and sustainable community.

Buena Vista has an opportunity to capture local spending because nearly 38 percent of residents indicated that they conducted 25 to 50 percent or more of his or her shopping outside of Buena Vista. When local residents leave their home community to shop and spend money in another, the lost dollars are typically referred to as “leakage.” Bringing local dollars back into the home community requires that an adequate array of business types exists to “capture” those dollars.

A tightrope exists between the dual objectives of increasing the number of residents to support local businesses and developing those local-serving businesses and jobs that attract new residents. Inevitably, as Buena Vista moves into the future, the tightrope will be unbalanced as either the number of residents or businesses outstrip one another from time-to-time. In 2005, Buena Vista was likely attracting more residents than business, however, the Town fully expects, and will seek, businesses to serve new and existing locals as the consumer population develops to adequately sustain local businesses.

GOAL 2.B -

Buena Vista should strive to determine the ideal mixture of businesses and residents through an examination of the land use proportions and zoning categories.

Over time, Buena Vista will pursue policies to facilitate the market and work to achieve an equilibrium between residents, businesses and jobs that enhance the Town’s local and regional identity.

Action Item: Buena Vista will use this Plan and the land use code as guidance for the approval of new development.

Action Item: Where necessary, Buena Vista will revise the land use code and existing zone districts so that they are consistent with this Plan.

Policy 2.B.1: Buena Vista will actively and energetically pursue existing and future code enforcement to ensure compliance with the



GOAL

Balance

GROWTH & DEVELOPMENT

CHAPTER 5: NEW DEVELOPMENT GUIDELINES

Town's Municipal Code, so that new and existing development reflects the intent of this and future plans and codes.

Because many lots have already been platted within the existing town site of Buena Vista new development proposed in these areas and future annexations are of primary importance. In Colorado, towns and cities have a wide margin of discretion when it comes to annexing property. In fact, towns and cities are under no obligation whatsoever, with the exception of existing enclaves, to annex any property, and the terms of any annexation are entirely negotiable, and should be, on a case-by-case basis. The typical criterion for annexation is that the annexation provide some form of “net benefit” to the Town. The definition of net benefit is also at the Town's discretion, and may also vary on a case-by-case basis, but at minimum, should be taken to mean that the proposed annexation will neither degrade existing service levels nor burden the existing taxpayers with additional costs.

GOAL 2.C -

Buena Vista will only annex properties that provide and prove a net benefit to the Town and community

Policy 2.C.1: Buena Vista annexation criteria will include all of the policies included in this Plan and will always, at minimum, consider the following variables for major annexations:

- Each new annexation will be considered in light of its cost benefit to the community with regard to necessary revenues and expenditure burdens placed on the town government.
- Each new annexation will provide a water supply in excess of the development's water demand.
- Each new annexation will not decrease existing levels of service in any department or program in the Town, including administration, parks, open space, trails and law enforcement.
- The cost of assessing net benefit and general annexation impacts will always be borne entirely by the annexee and include whatever criterion of examination the Town determines on a case-by-case basis.
- Net-benefit analysis may include, but is not limited to: the generation of jobs and services for local residents, the development of affordable housing, design criteria, density analysis, mixed use elements, recreation access, trail and road easements, open space and school land dedications, intersection improvements, signage requirements, preservation of sensitive lands and view corridors.



GOAL

New Development

POLICY



GOAL

Beneficial Annexation

GROWTH & DEVELOPMENT

CHAPTER 5: ANNEXATION GOALS & POLICIES

- Buena Vista will work with Chaffee County in its efforts to develop a regional affordable housing program that could be the recipient of an affordable housing “fee-in-lieu” from new annexations.

GOAL 2.D -

Buena Vista will strive to assure that urban development within the Town’s three-mile area of influence is either annexed into the Town or developed in a manner that complements the Comprehensive Plan.

Action Item: Buena Vista will work with Chaffee County to develop an intergovernmental agreement to ensure that all development in the three-mile area of influence complements the Town’s desired image and direction of growth. Shared development standards between the Town and the County may include, but are not limited to; street width and construction, curb and gutter specifications, sidewalks and trails, water and wastewater provisions, densities, architectural design, sign codes, parks placement and facilities, building codes, fire protection and easements.

Action Item: Buena Vista and Chaffee County will work together to generate a joint review committee for each development occurring in the three-mile area of influence. The committee will consist of Town and County Planning Commission members.

Policy 2.D.1: Where and when appropriate, the Town will coordinate with other regional service providers in the three-mile area of influence.

GOAL 2.E -

Buena Vista will locate high-intensity uses within the designated commercial core and high density areas

Policy 2.E.1: Buena Vista will promote intense uses on underdeveloped and vacant parcels within the downtown core.

Policy 2.E.2: Buena Vista will establish a fee and review system that favors re-development and infill development in the commercial core area.

Policy 2.E.3: Buena Vista will ensure that infrastructure suitable for commercial development exists in the core area such as adequate parking, adequate water pressure and hydrant flow and wastewater treatment.

Policy 2.E.4: Buena Vista will promote mixed-use development in the downtown core. Mixed-use is defined as follows:

- Mixed-use refers to the combining of retail and commercial



GOAL

Urban Consolidation
Into the Three-Mile
Area of Influence



GOAL

High Density Area
Designation

POLICY

uses and services with residential or office use in the same building or on the same site in the following ways:

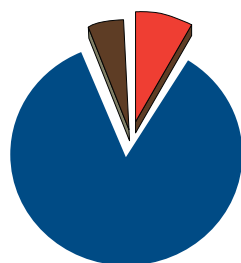
Vertical Mixed-Use: A single structure with the above floors used for residential or office use and a portion of the ground floor for retail, commercial or service uses.

Horizontal Mixed-Use Attached: A single structure which provides retail, commercial or service use in the portion fronting the public or private street with attached residential or office uses behind.

Horizontal Mixed-Use Detached: Two or more structures on one site which provide retail, commercial or service uses in the structures fronting the public or private street, and residential or office uses in separate structures behind or to the side.

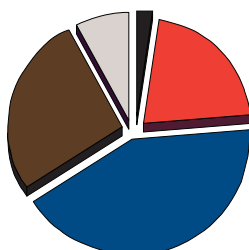


MIXED USES



- 87% of those surveyed stated the town should accommodate new residents and businesses,
- 8% surveyed feel the current rate of growth should be slowed and
- 5% surveyed stated the town should stay out of growth management efforts all together.

How would you rate Buena Vista's growth over the past five years?



- 42% of those surveyed rated growth at "about right,"
- 26% feel the current rate of growth rate is fast,
- 21% feel the current rate of growth is slow,
- 8% of those surveyed felt growth in Buena Vista was too fast and 3% surveyed felt growth was too slow.



DATA

Last five years
growth

GROWTH & DEVELOPMENT

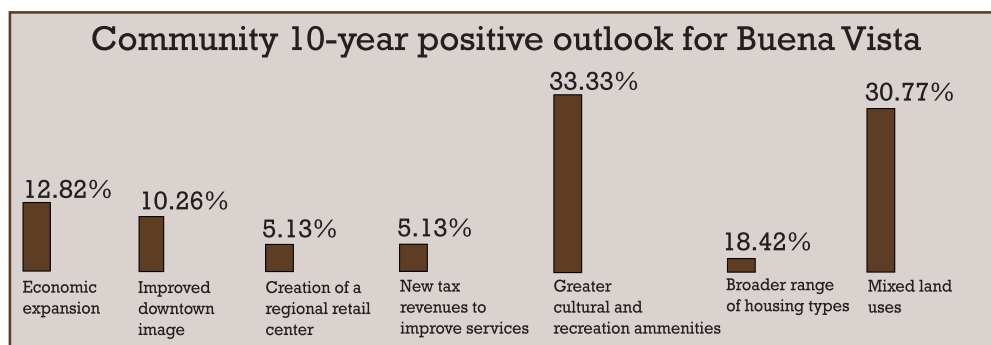
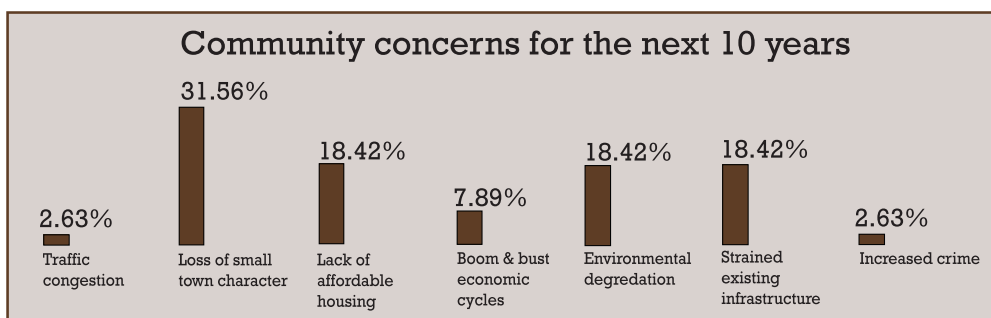
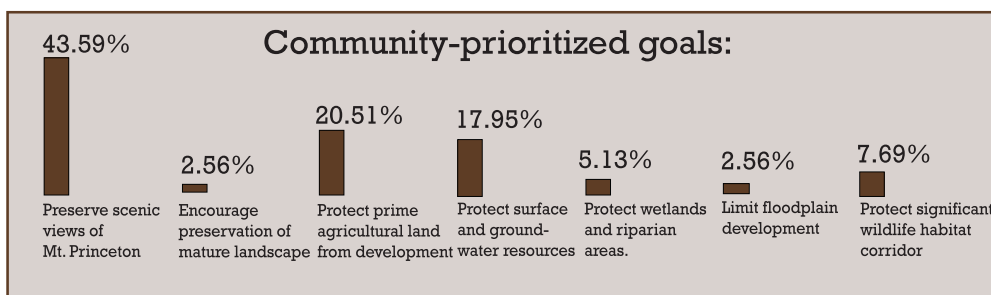
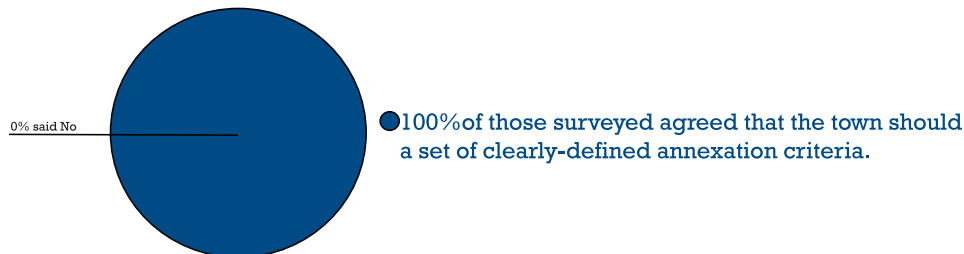
CHAPTER 5: DATA



DATA

Community Prioritized Goals

The town of Buena Vista should have a set of clearly-defined annexation criteria to objectively evaluate future annexations.



Chapter Six



FISCAL CONSIDERATIONS

Fiscal Considerations

Fiscal considerations are a concrete reality behind all other policy decisions. This section considers how Buena Vista proposes to financially implement the policies outlined in the Comprehensive Plan.

Buena Vista's residents were nearly uniform in their concern to develop mechanisms so that all new growth pays its fair share of capital expansion and development costs.

A number of revenue mechanisms are available to local governments to cope with the cost of growth and also to enhance revenue to pay for and expand existing public services. A brief overview of these mechanisms is provided below.

Revenue Mechanisms

Impact Fees—are a one-time charge assessed against new development. These fees recover the capital expansion costs incurred by a local government in providing the public facilities required to serve new development. These fees cannot be used to fix existing deficiencies, only to maintain existing service levels. A water tap fee is an example of an impact fee.

Excise Taxes – are a specific type of tax imposed on the performance of an act, the engaging in an occupation, or the enjoyment of a privilege. This tax can be imposed on the privilege of subdividing or developing property rather than on the property itself. Revenues from these taxes may be spent on maintenance and capital expenses. Only home rule municipalities have the authority to impose excise taxes and they require voter approval.

Special Assessment – is a charge imposed for the purpose of financing local improvements. The charge must be directed towards the users of an improvement and the revenue derived from the charge must be applied only to the maintenance, operation or development of the improvement. It is based on the premise that the property assessed is enhanced in value at least to the amount of the levy. A typical example of a special assessment is when the city places sidewalks in a homeowner's yard and requires the homeowner to pay a portion of the improvement.

Administrative Fees – include building or plan review fees, park and recreation fees, user fees, inspection fees or fees for other special services. Administrative fees are charged to cover the cost of the specific service the municipality provides. Fees rarely cover the entire cost of the service. The fees cannot exceed the overall direct and indirect costs of the services provided. Administrative fees assist



REVENUE MECHANISMS

FISCAL CONSIDERATIONS

CHAPTER 6: REVENUE MECHANISMS



LAND DEDICATION

in ensuring that the ongoing maintenance costs of existing facilities are born, at least partially, by some of the identifiable high-intensity users.

School Land Dedication – can be required of all new subdivisions. It requires that a portion of land or a fee-in-lieu of that land be dedicated to the school district to cover the new facilities and land that will be needed to service the children arising from that development.

Sales & Use Taxes - in Colorado, are imposed at the rate of 2.9 percent of the tax base. The total state sales or use tax rate imposed by the state and all local governments may not exceed 6.9 percent. The retail sales tax applies to the gross receipts from all of the following activities: retail sales of tangible or exchanged property, telephone and telegraph service, gas and electric service, meals and cover charges where meals are regularly served and charges for rooms and accommodations.

The Colorado use tax applies to the privilege of storing, using or consuming tangible personal property in Colorado that has been purchased at retail and is supplementary to the sales tax. The sales tax and use tax are complementary taxes — the use tax is not imposed on sales that are subject to the sales tax. All sales and use tax increases are subject to approval in a public vote.

Other revenue mechanism abound including mill levy increases (subject to complex state laws involving the TABOR and Gallagher amendments) as well as a host of special districting options that require considerable work by the local government and some risk. However, Buena Vista is amenable to considering all revenue sources on a case-by-case basis.

GOAL 3.A -

Buena Vista will ensure that all new development pays its fair share of impacts on Buena Vista capital facilities and infrastructure.

Policy 3.A.1: Buena Vista should include administration in its comprehensive fair share growth fee structuring.

Action Item: Buena Vista will calculate and codify a schedule of fees for all new development. These fees will be earmarked for the expansion of buildings and office space for the Town's administrative personnel.

Policy 3.A.2: The Town of Buena Vista should include the Police Department in its comprehensive fair-share growth fee.

Providing Buena Vista law enforcement with office space and facilities is another important component of Buena Vista's future planning. As the Town grows it is imperative that all new development, both commercial and residential, contribute to the expansion of facilities so that law enforcement service levels are maintained.



Fair Share
Impact Fees

Action Item: Buena Vista will calculate and codify a schedule of fees for all new development. These fees will be earmarked for the expansion of buildings, office space and durable equipment for the Town's law enforcement personnel.

Although the Town will require dedication of parks, land or a fee-in-lieu of that land, it is essential that those parks also be developed with facilities that increase both the recreation opportunities and capacity of those park lands.

Policy 3.A.3: Buena Vista should include parks facilities in its comprehensive fair-share growth fee.

Action Item: Standard equipment costs for parks by type will be established and a schedule of impact fees will be developed so that all new development pays its fair share into the improvement of those facilities.

One of the most visible and costly impacts of new growth to municipal services accrues on the streets system. Inevitably, more businesses and residences create more traffic. In order to maintain Buena Vista's currently high level of service for uncrowded, safe and maintained streets and roads, Buena Vista will require new growth to contribute its fair share of the impact to this system.

Policy 3.A.4: Buena Vista should include streets in its comprehensive fair-share growth fee.

Action Item: Buena Vista will calculate and codify a schedule of fees for all new development. These fees will be earmarked for the improvement and capacity increases on town streets and capital facilities such as the Town Shop and durable equipment purchases needed by the Town to maintain existing traffic flows.

Policy 3.A.5: Buena Vista should strive to protect its existing businesses and encourage new businesses to locate in Buena Vista as a means of increasing its sales tax revenues.

Many of the revenue mechanisms outlined above are geared toward one-time charges for the expansion of capital expansion facilities. But taxes are among the top means for funding the ongoing maintenance of Town facilities and services as well as a source of funding for their expansion.

GOAL 3.B -

Buena Vista will explore alternative revenue sources for publicly-provided services.

Administrative fees including, planning review fees, building department fees and others are an important part in covering the day-

POLICY



STREET SYSTEM

POLICY

FISCAL CONSIDERATIONS

CHAPTER 6: TOWN SERVICE & EXPANSION



GOAL

Alternative Revenue

POLICY

to-day operation costs that the Town incurs when new development takes place.

Policy 3.B.1: Buena Vista should revise and maintain its user fee schedule for organized parks system users. The Town should specify all fees and look at when fees should be implemented.

Policy 3.B.2: Buena Vista will calculate and revise its user-fee to be uniformly applied to all organized groups or leagues and it will be based on maintenance costs.

Policy 3.B.3: Buena Vista will review and revise its administrative fee schedule every three years.

Although the county and school districts have prepared and updated the school land dedication and fee-in-lieu schedule, it is important that the fee be updated every two years because it is based on real estate values.

Policy 3.B.4: Buena Vista will consider a revised school land dedication/fee-in-lieu prepared by the school district every two years.

GOAL 3.C -

Buena Vista will enhance the provision of administrative and other services to its residents and visitors.

Buena Vista expects to need a new Town Hall facility in the near future. As the Town grows, increased transactions between the government and citizens are inevitable. Buena Vista currently enjoys considerable support and approval for the personalized service that each community member receives from the town government. Increasing populations will require larger staffs to maintain this level of service. As staff size increases, an adequate facility to house those staff and their equipment is imperative. Sub-standard office facilities decrease productivity and makes it difficult to accomplish work as well as to attract and retain high-quality town workers. Without the expansion of current Town Hall facilities it will be difficult for Buena Vista to maintain current service levels for any department or service that is headquartered in Town Hall.

Policy 3.C.1: Buena Vista will focus and earmark funds for the future construction or expansion of a Town Hall. Maintaining the long-term integrity of the public administrative facilities and office space is imperative, as the investment in a municipal building may last through several generations.

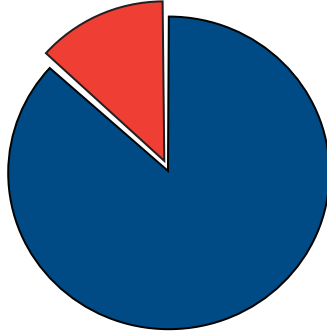


GOAL

Town Service

POLICY

The Town of Buena Vista should implement revenue mechanisms (fees and taxes) to ensure that new growth “pays its fair share.”



- 87% of those surveyed agreed that the town should implement revenue mechanisms and
- 13% disagreed with implementing fees and taxes for new growth expenses.

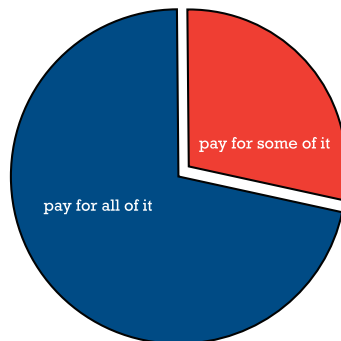


MUNICIPAL EXPANSION

DATA

Growth Pays for
Itself

What extent should future growth be required to pay the costs associated with and resulting from that growth and the services required?



- 71% of those surveyed felt new growth should pay for all expenses associated with the growth and
- 29% of those surveyed felt new growth should have to pay for some but not all. No one surveyed felt that new growth should pay nothing.

Chapter Seven



HISTORIC PRESERVATION

Buena Vista Historic Resources & Heritage Preservation

Historic resources contribute significantly to the quality of life, economic well-being and cultural vitality of the community. Generally, Buena Vista should assume greater responsibility in the area of historic preservation and use the range of preservation techniques and options available to them. The Town will need to work with the private sector, independent organizations and citizens to increase awareness of, and to protect and enhance, national, state and local historic resources.

The ambiance of Buena Vista has, in many respects, remained very much the same since its settlement days of 1864. The ebb and flow of history has brought seasons of change to the community since the late 19th century.

Originally Granite was the Chaffee County seat only to be moved in the night via railroad flat car to Buena Vista in 1880. By 1928, Salida out-populated and out-voted Buena Vista and the county seat moved once again. The original courthouse building in Buena Vista transformed from county building to school and now is under the care of the Buena Vista Heritage as a museum on the National Register of Historical Buildings preserving the colorful history of the Town.

Like many small mountain communities in Colorado, Buena Vista has experienced the boom and bust of the gold mining industry, agricultural opportunities and now tourism. Year-round outdoor pursuits and river sports have become a solid foundation for the local economy and the colorful history and old west buildings of downtown draw visitors from all over who wish to experience the feel of the old west. Many of the buildings and structures in the area tell these stories.

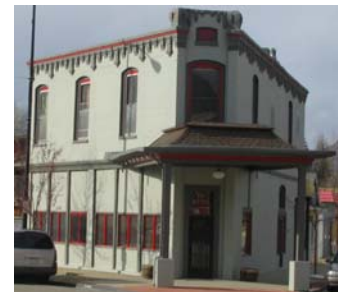
As with many communities, citizens have found it important to preserve the historic character of the Town and keep a well-recorded history of the area for generations to come. Preserving the past strengthens the future for all citizens of Buena Vista building a strong community and economic base that will support a variety of lifestyles and opportunities for both year-round residents and visitors alike.

GOAL 4.A -

Buena Vista will strive to work with the local heritage group to preserve the historic buildings downtown and character of older neighborhoods.

Action Item: Buena Vista will create and codify regulations to govern a historic district, or in lieu of a district, the Town will identify additional properties to include on a local historic register.

Policy 4.A.1: New development and infill in proximity to historic



**HISTORIC
PRESERVATION**



GOAL

Historic Buildings

HISTORIC PRESERVATION

CHAPTER 7: GOALS & POLICIES

POLICY



districts or buildings should be kept in scale, massing and architectural character of the district or other important properties.

Policy 4.A.2: Demolition of historic buildings will be discouraged in all new developments/re-developments within the town site.

Action Item: Buena Vista will create an ordinance to review demolition requests or historic resource properties for properties 50 or more years old and consider alternatives to demolition.

Policy 4.A.3: Buena Vista will create additional economic incentive programs to promote historic preservation including the leveraging of state heritage funds and other programs to preserve historic structures.

Policy 4.A.4: When Buena Vista disposes of property with older structures located on them, the Town should evaluate the structure's architectural importance. If the structure is deemed significant, deed restrictions could be placed on the property prior to sale protecting those architectural features which are identified as important.

GOAL 4.B -

Buena Vista will work with Chaffee County to maintain and preserve the rural landscape and western mountain heritage.

Many rural towns struggle with the interface or edges of the community and the aesthetic transition from the boundary of the urban area into the rural landscape. Buena Vista would like to maintain a clear and visually appealing transition between the town site and the surrounding unincorporated county.

Policy 4.B.1: Rural / urban transition areas should follow rural / urban interface standards including the following where appropriate:

- New buildings on the Town's periphery should imitate characteristics of surrounding architectural patterns and the natural landscape.
- New development should recognize existing agricultural activity with building placements, appropriate fencing and siting of new non-agricultural oriented buildings, such as new residences, away from agricultural activities to reduce and avoid conflicts.
- Landscaping in new developments should follow and reflect native species.
- The Town of Buena Vista and Chaffee County should consider utilizing a transfer of development rights program(s) to protect agriculture and ranchlands.



GOAL

Rural Landscape

POLICY



RURAL LANDSCAPE

HISTORIC PRESERVATION

CHAPTER 7: GOALS & POLICIES

Policy 4.B.2: Buena Vista will continue to support a viable agricultural economy whenever possible through the continued promotion and support of farmers' markets, 4-H events, festivals, or any other activities that support agriculture and ranching.

GOAL 4.C -

Buena Vista will highlight and enhance public understanding of the community's heritage .

Policy 4.C.1: Buena Vista will, working with the Heritage Board, encourage the creation of interpretive signage regarding historic buildings and areas in an effort to educate the public and visitors.

Policy 4.C.2: Buena Vista will continue to support and assist the Heritage Museum's walking tour and other public and visitor outreach activities.

Policy 4.C.3: Buena Vista will continue to support and assist in the maintenance and promotion of the Buena Vista Heritage Museum.



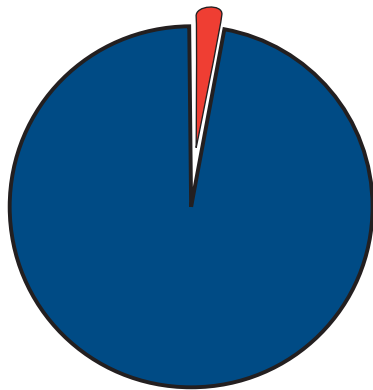
GOAL

Public Understanding



POLICY

The town **SHOULD** retain historically significant buildings



● 97% of the community **AGREES**
! 3% of the community **DISAGREES**

DATA

Historic Preservation



HISTORIC SIGNIFICANCE

Chapter Eight

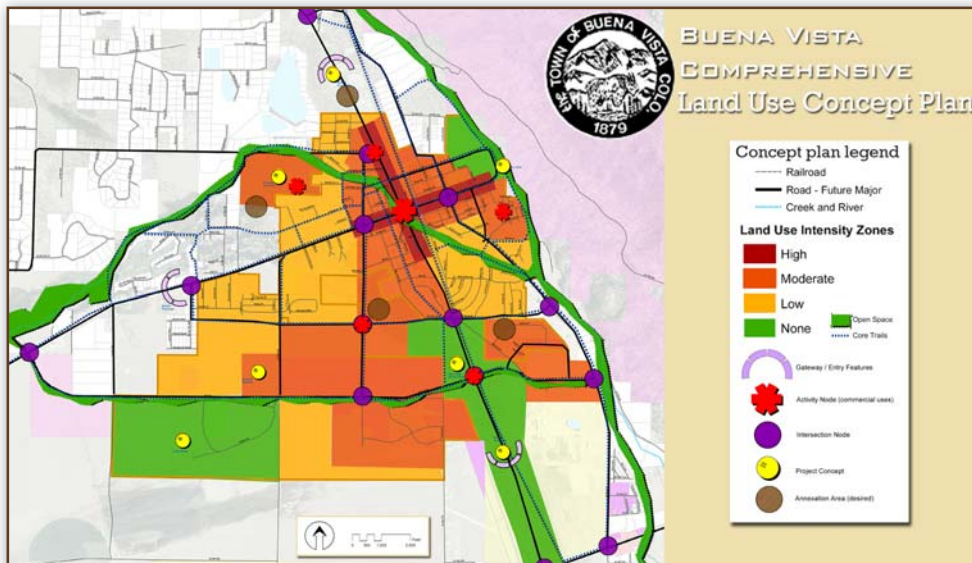


FUTURE LAND USE

The Land Use Concept Plan

Designating uses on a future land use map can be among the most difficult comprehensive planning objectives because it involves making new decisions about proposed densities, annexations and the future locations of conservation, commercial and residential development. Buena Vista utilized population projections to somewhat limit the scope of its future land use map. The designated future land use map was constrained by a 2036 projection to accommodate 1976 additional housing units. Developing a future land use map beyond a 30-year time horizon is not a particularly profitable activity as priorities and needs inevitably change over this long of a time period. However, if the Town does grow faster than these projections, this element of the Plan should be revisited.

No single tool is more useful for enabling a community to arrive at a future of their own choosing than the physical plan for the future. It should be readily apparent if future land use proposals are consistent or inconsistent with this land use concept plan. The Land Use Concept Plan (LUCP) is the product of broad public input, community workshops and refinements with staff and citizen groups.



This LUCP draft expresses where future development is most appropriate, the level of intensity for future uses, trails and open space concepts, future arterials, gateways and a series of other discrete concepts. Future desired annexation areas are also identified on this concept plan.

The public engagement process was designed to demonstrate to citizens who attended the three public meeting series, that they were the true authors of the final LUCP. RPI Consulting developed a future

MAP

Land use concept
plan map



LUCP PROCESS

FUTURE LAND USE

CHAPTER 8: ANNEXATION

land use exercise designed to harness the knowledge of locals in the citizens advisory committee.

The previous Comprehensive Plan goals and objectives were used to test the potential impact of all alternatives devised during the chip game. Public values regarding both growth efficiency and potential constraints to development were collected and applied to GIS mapping to, again, demonstrate that participant input directed the development of this Plan.

The LUCP was finally tested item-by-item at public meeting #3 on February 7th, 2007 to reveal the level of support for all concepts presented in this Plan. The detailed results are available at the Buena Vista Town Hall. All concepts were well supported, and thus are presented on the final Plan. Additionally the annexation areas presented at public meeting #3 have been included on this LUCP due to the extremely high support for those potential additions to the city of Buena Vista.

The future land use plan is a policy statement itself in that it clearly designates the future annexation and growth areas of Buena Vista while simultaneously recommending general future densities for those areas.

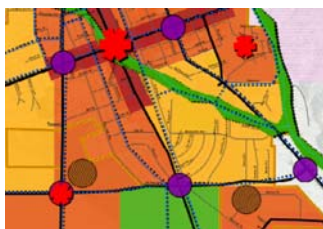
Annexation Areas:

The LUCP depicts four areas citizens have suggested are important to consider for future annexation.

- The north end of Buena Vista, both the north entry corridor along Highway 24, as well as north of the town limits next to the River Front Park areas.
- The area on the northwest corner of Town, is near where the proposed Meadows project is being considered. The eventual inclusion of the Meadows project will require the extension of sewer and water to support the densities currently under consideration. Other surrounding properties will likely convert to urban densities, thus including other properties within the city makes sense. This area is a very natural progression of the Town to the west. The area does include sensitive lands along Cottonwood Creek where additional park lands might be used to protect those areas.
- Two additional annexation areas were well supported on the south-end of the Town. Both of these areas are examples of where the existing town has grown out around these areas. As the Town begins to expand into the southern parts of the city limits, these remnant lands need to become part of the Town to efficiently provide services to the areas beyond. The abandoned sanitary



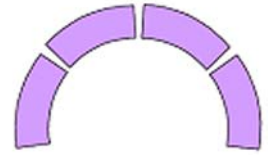
**ANNEXATION
AREAS**



waste ponds are adjacent to both industrial / employment areas, as well as residential areas immediately to the east.

Gateway Entry Monumentation:

Buena Vista is a unique community within a powerful landscape context and as such needs to clearly define where the community starts and orient visitors to all attractions available. The development of these features is clearly a subsequent community design effort, but citizens believe this is critical for the long-term success of economic development here. A kiosk with information for visitor attractions is an important component for this entry feature. A vernacular that reflects the mountains and picturesque Arkansas Valley context are important messages to be communicated with a signage style that can be

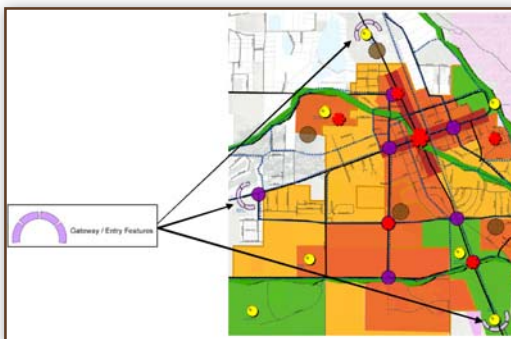


GATEWAY FEATURES



extrapolated to include trail and park signage, downtown orientation signs and all community messaging throughout the Town.

The ideal location for entry monumentation is yet to be determined and future annexation at the north end of town could significantly influence placement. On the south end of town, the corridor is dominated by public land ownership that should preclude development south of the designated area. There is a potential of controlling the visual entry at this south entry, to include the *wetland entry park* (see concept plan section of this summary) to create a very attractive sequence of natural landscapes while entering the Town.



FUTURE LAND USE

CHAPTER 8: COMMERCIAL ACTIVITY



The west gate has been discussed as a minor gate as compared to both the north and south entries.

Commercial Activity Nodes:

A series of commercial activity nodes are important to economic development in Buena Vista, as well as providing efficient services near where citizens live and work. The primary commercial node should be Main Street and Highway 24. That intersection is presently understated and requires improvements / reinvestment at this critical intersection to begin to pull traffic from Highway 24 into downtown Buena Vista. Other, lesser activity nodes are located around the community where access is good and future residential density is high. There are rezoning implications to enabling these activity nodes to be created.



Intersection Nodes

This intersection node has been located wherever major intersections have been created with the development of this concept plan. The land use in these areas to be understood and potentially could become commercial nodes if that is deemed advantageous without undo consequences. At a minimum, these areas need to be studied to determine the transportation implications, if signalization, or additional safety signs are warranted at these intersections.

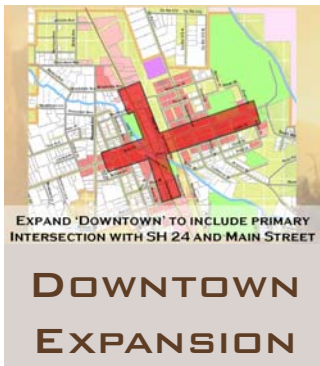


Project Concept

A series of unique projects were suggested at public meeting #3 and all of these concepts were well received by citizen participants. Here is a summary of ideas related to each concept proposed.

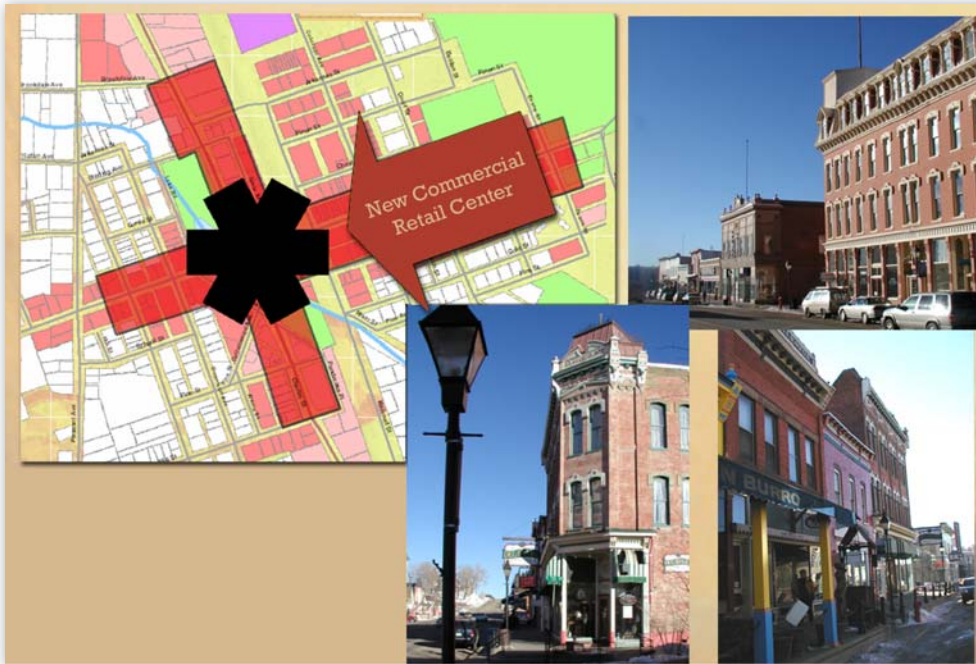
Expand downtown to include State Highway 24 intersection:

Chip game results began to reveal citizen desire to expand this important crossroads in Buena Vista. The concept of expanding the zero lot-line/continuous frontage that is found on portions of Main Street to the highway and then both north and south along Highway 24 has been employed. A downtown improvement plan that includes all this area to help define pedestrian amenities and design continuity will be an important first step. A vision for the expanded downtown needs to be developed and then shared with Colorado Department of Transportation (CDOT). Other communities have assumed maintenance obligations for portions of the highway right-of-ways to ensure that the local vision can be achieved. Images from Leadville were used to characterize the scale of buildings that might be possible along this corridor, but clearly the historic character of these Leadville images are relevant for downtown Buena Vista as well. The concept enjoyed huge support from meeting #3 attendees.



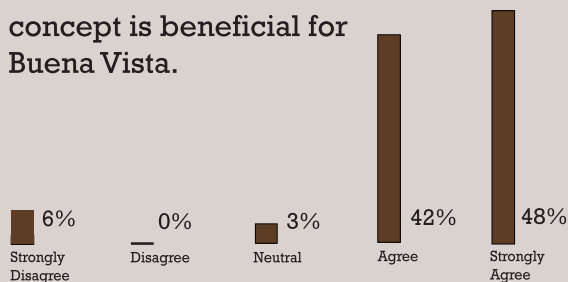
FUTURE LAND USE

CHAPTER 8: DOWNTOWN EXPANSION



PUBLIC INPUT

The Commercial Crossroads concept is beneficial for Buena Vista.



DATA

Infill and Redevelopment of the north side:

Citizens discussions about maximizing development where growth efficiency was at its highest lead to a general infill and redevelopment concept. The majority of Buena Vista east of Highway 24 possesses the highest existing concentration of public facilities and services. Yet much of the north side of town remains under utilized. Redevelopment incentives should be considered to induce reinvestment in these areas. A vision for the future of this area should be developed in conjunction with the downtown plan, as many of the parking issues for Main Street may be remedied in this area. Strong connections to both River Front park and downtown are critical to the success of this part of town. If this north side redevelopment area was allowed to have significantly higher densities and a mixed-use character, this area would significantly



INFILL & REDEVELOPMENT

FUTURE LAND USE

CHAPTER 8: PARK-COMMERCIAL



PARK COMMERCIAL

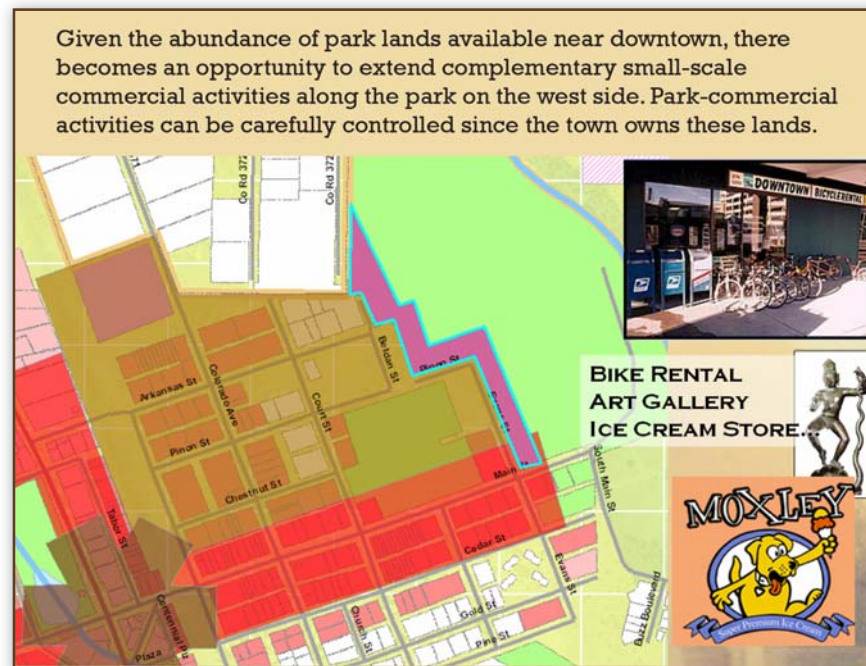
enhance Buena Vista downtown development objectives.

Park Commercial Concept:

Buena Vista is blessed with vast amounts of publicly-owned lands. The Riverfront Park is a tremendous asset, yet its potential to become a significant attraction has yet to be realized. Because Riverfront Park is positioned between downtown, the redevelopment area north of downtown and the Arkansas River could begin to act as a connector between these different land use patterns. The concept of park commercial, suggests these lands will always be owned by Buena Vista, with potential for a tenant relationship where vendors could be developed.

The desire to activate Riverfront Park has been expressed by citizens. This concept could begin to provide desired services and attractions to expand the existing theme of the park. The shops would be very small in size and cater to both passive and active recreation interests of park users. A master plan for Riverfront Park that depicts this concept is needed to ensure the success of this kind of venture.

PARK VENDORS



Accessory Dwelling Units:

Goals for both this planning effort and the previous have suggested that increased density was desired as citizens recognize the need to limit expansion into surrounding lands. A means of significantly increasing density while promoting redevelopment and personal investment is to

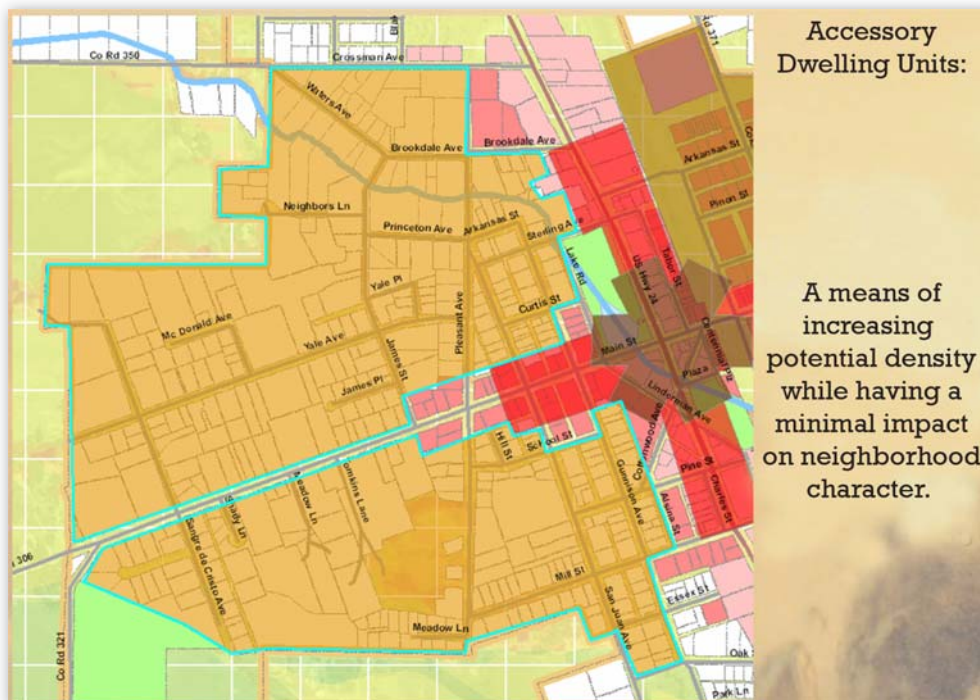
ADUs

allow accessory dwelling units (ADU).

This approach to density is clearly the approach that has the least visual impact on the existing character of established neighborhoods as well. Buena Vista presently allows ADUs by special review, and thus is an option that is currently available. The unpredictability of special-use requests will limit broad application of ADUs neighborhood-wide. The Town should consider making this a use-by-right in neighborhoods where residents agree with the strategy. Criteria such as access and parking need to be clarified to minimize undesired consequences.



ACCESSORY DWELLING UNITS



MAP

Accessory Dwelling
Units

System of Primary Road Connections:

The existing hierarchy of roads throughout Buena Vista is a little confusing. The combination of large public land holdings, the railroad, the river, Cottonwood Creek and State Highways have tended to become separators in many instances.

This diagram isn't intended to be the final street plan for Buena Vista. It begins to integrate roads within yet-to-be developed areas to promote efficient development and strong connections to the built components of the community.

See enlarged map next page.



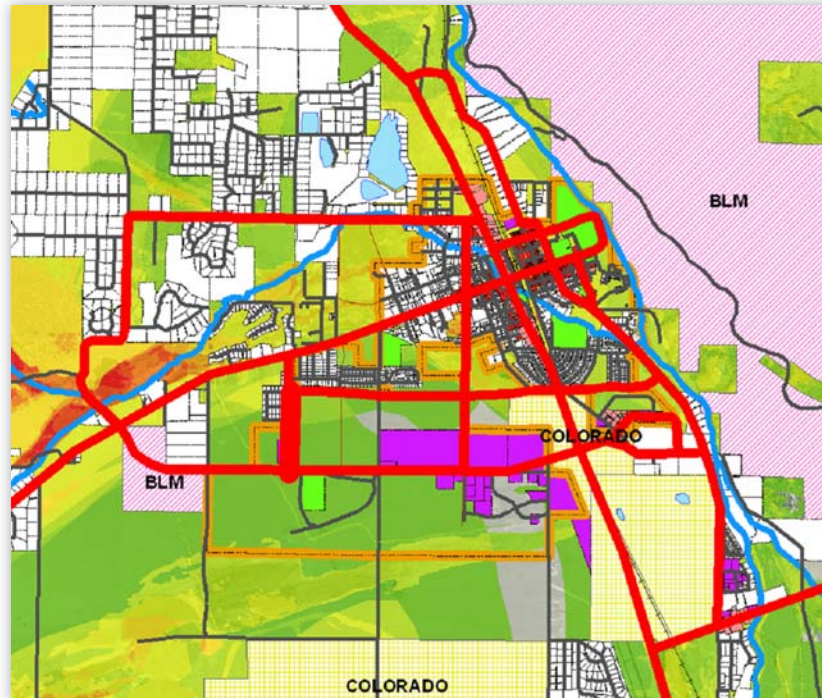
ROAD CONNECTION SYSTEM

FUTURE LAND USE

CHAPTER 8: ROADS & OPEN SPACE



PRIMARY ROAD
HIERARCHY

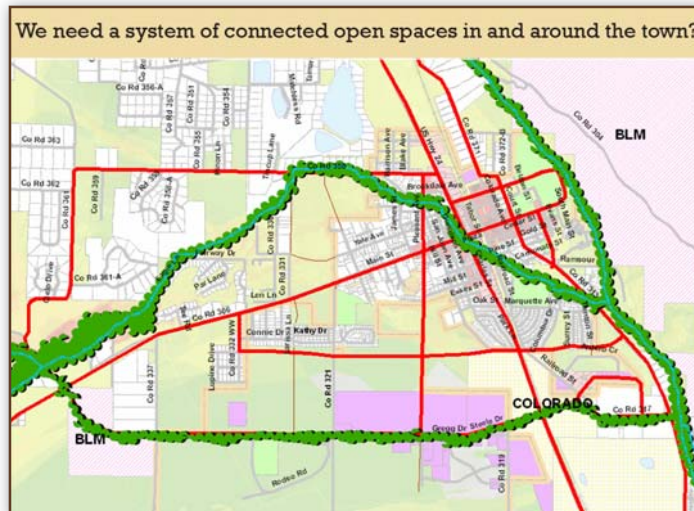


OPEN SPACE CONNECTIONS



A Systemization of Community Open Space Connections:

The use of the Arkansas River and Cottonwood Creek has been perceived as the community open space structure since before this Comprehensive Plan update. This diagram depicts the need to establish a southern loop to provide linkage to the river and creek system for future residents on the south end of town. The lack of natural drainages here suggests that this link be created in conjunction with roads and other easements which may exist to connect east to west across the southern end of town.



MAP

Roads, trails
& open space

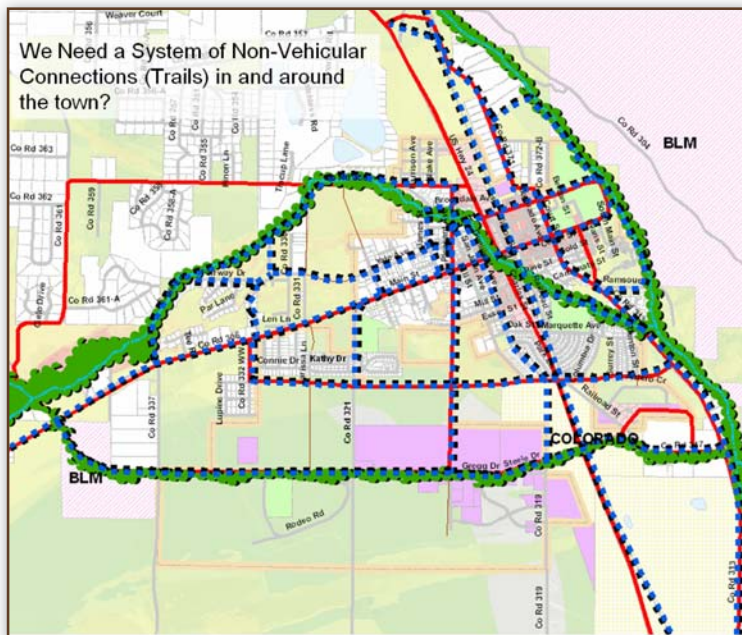
Trail Diagram:

This Plan includes the core trails reflected in a community trails plan, as well as a series of new connections reflecting future road connections. When citizens were asked if they approved of this trails plan they were overwhelmingly supportive.

An important next step for the Town of Buena Vista is to update the community's parks, trails and open space plans where specific citizen desires for recreational activities can be matched with available parks and facilities.



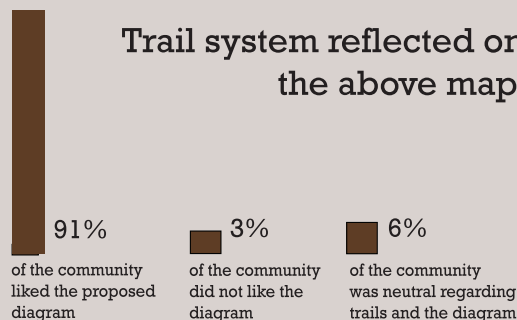
TRAIL SYSTEM



MAP

Trails

Trail system reflected on the above map.

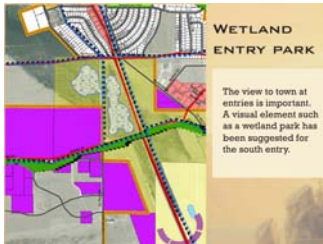


DATA



FUTURE LAND USE

CHAPTER 8: PARKS & INTENSITY ZONES



WETLAND ENTRY PARK



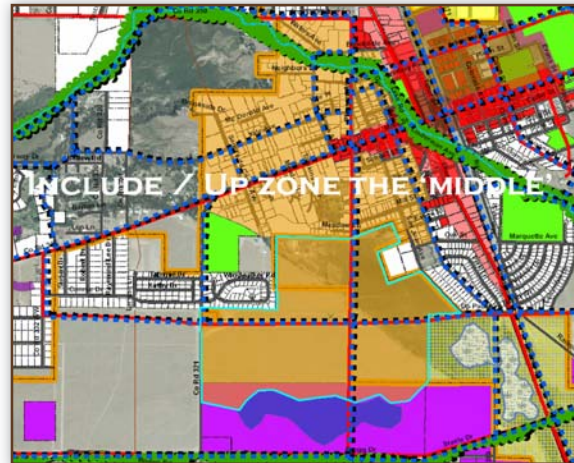
ANNEXING & LINKING

FUTURE RESIDENTIAL

Wetland Entry Park:

An idea emerged from the design chart suggesting a viable use of public lands immediately south of town.

Because this corridor is important to the sequence of spaces for visitors entering into Buena Vista, the idea of making it an attractive visual element was developed near the south entry to make it appear more welcoming than just vacant land.



Annexation and linkage to build Buena Vista:

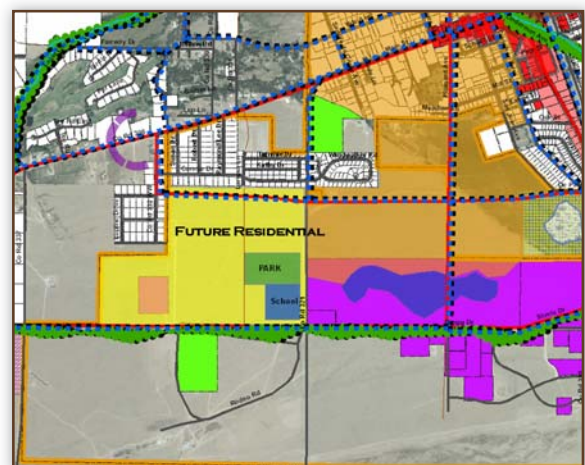
An existing out-parcel north of the industrial area on the south end of town drew the attention of participants in the community design process. Citizens were interested in how this area could transition from existing town areas into heavy industrial uses in a way that would be complementary to broader

community objectives. This area is very close to downtown Buena Vista and presently is very detached from the rest of town. As development of the south end of Buena Vista increases this area will become very important in connecting new citizens with downtown. A separate public process will be required to annex and zone this area.

New School and Park

Citizens who played the chip game suggested residential intensity on parts of the undeveloped south end. In addition to homes, they recognized the need to provide infrastructure to future residents in this area. A park and elementary school were proposed somewhere in the southwest end of town. Public works

has suggested these specific locations would work well. Support for this concept was very high at public meeting #3.

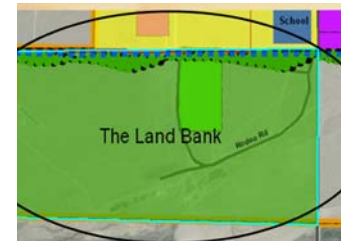


Public land development plan:

A unique city-owned parcel occupies the extreme southwest corner of the existing city limits. It was felt that a Comprehensive Plan for future development would be required to understand the full potential of this site. No development should be made here until that public process and Comprehensive Plan is completed and adopted.

Intensity zones:

The concept plan depicts a range of intensity zones that is intended to direct appropriate development to these specific areas. Additional conversation and definition of thresholds densities and mass will be required to translate these intensity zones into zoning categories. The intensity zones are important to provide downtown and desired redevelopment areas with the critical mass of residents needed to make those development objectives successful.



**PUBLIC
LANDS**

DEFINITIONS OF LAND USE DESIGNATIONS

The following general densities may provide guidelines for future zoning. These designations serve only as direction for the elected officials and do not represent or convey the absolute or final density of an individual parcel or area. See *zoned areas in Buena Vista land use code*.

LOWER DENSITY SINGLE FAMILY

Single-family residential density consisting of large lots over 20,000 square feet and larger within the Town boundaries of Buena Vista.

This density results in rural-like neighborhoods with large distances between residences, ample room for outbuildings, parking and storage and some portions of the lot left open and undeveloped.

MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL

Single-family residential density with lot sizes ranging from 10,000 square feet to 20,000 square feet.

Development on land designated medium-density single-family residential will provide a wide range of lot sizes. Portions of individual developments on land with this designation will be required to provide a range of lot sizes that together yield a mean single-family dwelling unit lot size of 12,300 square feet.

HIGHER DENSITY SINGLE FAMILY RESIDENTIAL

Urban-level density modeled after the density of residential

DEFINITIONS

	HIGH
	MODERATE
	LOW
	NONE

FUTURE LAND USE

CHAPTER 8: DEFINITIONS

DEFINITIONS



HIGH



MODERATE



LOW



NONE

neighborhoods in Buena Vista's historic grid-patterned town site with single-family lot sizes ranging from 7,500 square feet to 12,500 square feet.

Portions of individual developments on land with this designation will be required to provide a range of lot sizes that together yield a mean single-family dwelling unit lot size of 10,000 square feet. Moreover, these small lots have a suggested maximum coverage of 40 percent.

MULTI-FAMILY RESIDENTIAL OVERLAY

Because the demand for developing multi-family complexes is relatively low in Buena Vista, it is best not to designate specific areas for multi-family only.

An overlay is intended to identify areas in which it may be appropriate to mix multi-family dwelling units with the underlying land use designations subject to full development review under the land use code.

GENERAL COMMERCIAL

A broad designation intended to allow for businesses providing the range of goods and services demanded by the local and visiting population. It may be appropriate to allow multi-family residential development on some general commercial areas subject to full review under the land use code.

INDUSTRIAL/LIGHT INDUSTRIAL

A designation allowing for businesses engaged in the production, storage and wholesale distribution of products. Land designated as Industrial/light industrial is also appropriate for general storage including warehousing and mini warehousing.

INFILL AREAS

Proposed future land uses in unincorporated areas (mostly) surrounded by the Town of Buena Vista will be reviewed on a case-by-case basis with sensitivity to impacts of proposed development on adjacent properties. Land use compatibility and measures to mitigate impacts can be identified during the annexation and development review process.

DEVELOPED RURAL

Areas on the future land use map consist of properties in the Buena Vista future land use area that appear to be fully developed as rural residential or mixed-use parcels. The size of developable land area on these parcels and fragmented ownership makes them less likely to accommodate larger developments in the future, but on a case-by-case basis, these properties could be considered for annexation and

redevelopment. Any redevelopment would require a map amendment to the future land use map.

RURAL AGRICULTURAL

Rural agricultural designations are attributed to larger parcels in the future land use areas having the potential for incorporation into the Town in the distant future, but are best left as larger intact agricultural and rural parcels for the foreseeable future.

RIPARIAN AGRICULTURAL CORRIDOR

Areas along Cottonwood Creek and the Arkansas River are somewhat constrained by the 100-year floodplain and provide a desirable rural/agricultural buffer between urban land uses and the sensitive riparian corridor.

MIXED-USE

Mixed-uses emerged as a popular concept during the public process. Mixed-use refers simply to the mixing of different land uses such as offices, residences and retail. Mixed-use development is popular because it creates attractive pedestrian environments. Generally accepted mixed-use principles include the following:

1. All structures should be oriented to streets and sidewalks.
2. Mixed-use areas should include common areas.
3. Mixed-use areas should be pedestrian friendly with sidewalks, bike paths and the like.
4. Mixed-use should never be pursued without a specific area master plan.

Mixed-use categories can be broadly broken down into three categories including residential, corridor and town center.

1. **Mixed-use residential** should predominately contain housing but also some small-scale retail. Retail might be small offices or live work units. Mixed-use residential is typically located near arterial or collector streets
2. **Mixed-use corridor** areas may be considered for an even split between housing and business. This category may be appropriate along the perimeters of the commercial core area. The intent is to create some additional vitality and redevelopment of existing land use in the area.
3. **The mixed-use town center concept** could be applied in the town center and is intended to improve the downtown area and can include any appropriate mix of land uses on a case by case basis.



TYPES OF
LAND USES

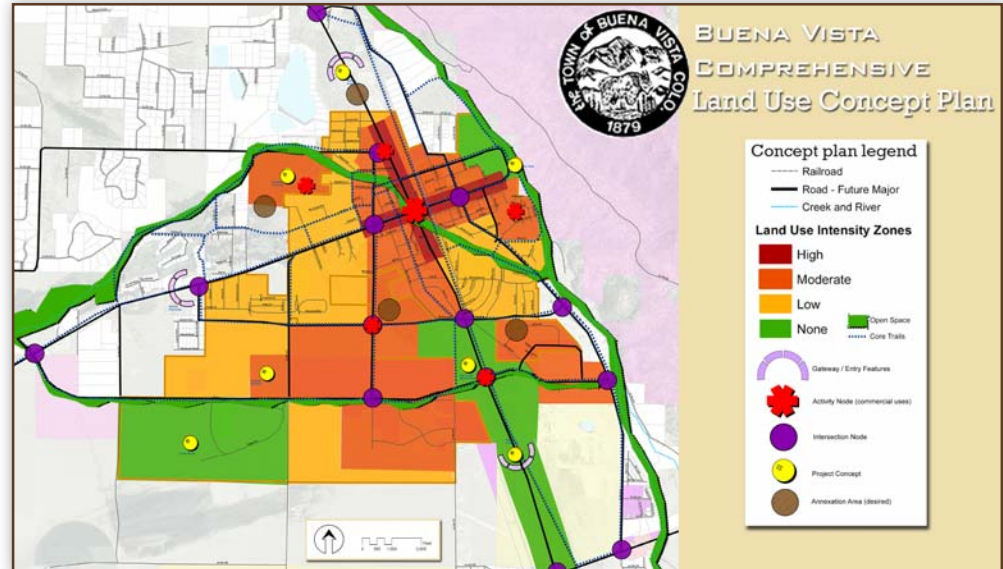
DEFINITIONS

	HIGH
	MODERATE
	LOW
	NONE

FUTURE LAND USE

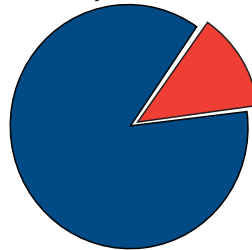
CHAPTER 8: MAPS & PUBLIC INPUT DATA

LUCP MAP



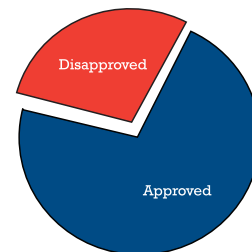
Intergovernmental agreements with Chaffee County are both desirable and necessary to achieve land use planning goals.

DATA



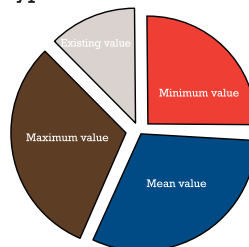
84% of those surveyed agreed
16% disagreed.

Does this land use concept plan meet with your approval?



71% of those surveyed approved of this land use concept plan and
29% disapproved with this land use concept plan.

Density types best suited for Buena Vista



31% of those surveyed felt the mean value was the best density type for Buena Vista (.25 average of all),
31% of those surveyed felt maximum value was best (.30 - Table 1),
25% felt minimum value was the best density type (.19 - Table 4) and
13% felt the town's existing average was the best (.36).

Chapter Nine



COMMUNITY DESIGN

Community Design

Buena Vista residents take pride in the attractiveness of their community. As such, the Town will encourage a high standard of design for all new and re-developed properties. As considered in other elements of this Plan, the Town will also encourage aesthetic preservation of existing open spaces and agricultural lands as well as the Town's historic assets.

GOAL 5.A -

Development quality will be governed by building and site design standards in the municipal code.

Policy 5.A.1: Buena Vista will promote high-quality site planning and building design standards for residential and commercial development. The standards should address transitions or setbacks between different land uses including parking lot design, landscaping components, quality architectural design, building materials and signage.

Policy 5.A.2: Buena Vista will develop a program to address street design and appearance in addition to existing streetscape improvements. Streets will be designed with equal consideration to visual character and safety. This will include special paving at crosswalks, unified fencing, public signage, lighting, setbacks and landscaping.

Policy 5.A.3: Buena Vista will enforce its codes pertaining to protecting the appearance of Buena Vista, such as property clean up, sign code, general nuisance abatement and commercial landscaping.

GOAL 5.B -

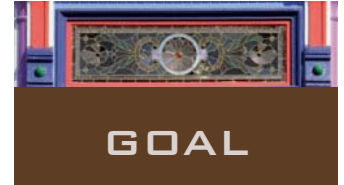
Buena Vista will maintain and enhance the community's overall appearance.

Policy 5.B.1: Older neighborhoods in Town will be preserved both architecturally and naturally. The historic character of individual structures and neighborhoods will be preserved and new development in, or adjacent to, historic neighborhoods is expected to be compatible in terms of density, scale, setbacks, uses and design.

Policy 5.B.2: Buildings in transition areas between residential and non-residential should consider the context of both areas.

Policy 5.B.3: Buena Vista will consider establishing separate building height, lot size, lot coverage and setback regulations for different areas of the Town for the purpose of defining and protecting the character of each area. Impacts on views from identified public spaces should be among the factors considered when establishing height limits.

Action Item: The Town will establish interim building height and bulk rules to protect community character while permanent rules are being developed.

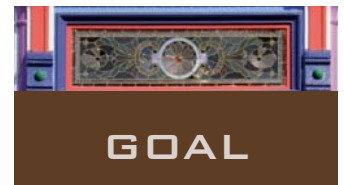


GOAL

Design Standards



POLICY



GOAL

Design Character



COMMUNITY DESIGN

COMMUNITY DESIGN

CHAPTER 9: DESIGN FEATURES

POLICY

Action Item: Existing land use code should be revised to require the installation and maintenance of adequate landscaping and screening in commercial, industrial and multifamily projects.

Policy 5.B.4: Outside commercial or industrial activity, including storage facilities, transition areas between commercial/industrial uses and residential districts should be screened.

Policy 5.B.5: Where possible, significant surface grading of development sites should be minimized to protect the character of the exiting landscape.

Policy 5.B.6: Areas with sprawling commercial land - particularly strip uses - along arterial streets that require driving from one business to another should be encouraged to re-develop over time into compact areas so that the businesses may be more easily accessed by pedestrians.

Policy 5.B.7: Regulatory mechanisms should be adopted to preserve and enhance views from designated public spaces such as parks, trails and major roads.

Policy 5.B.8: Surplus small parcels in public rights-of-way should be landscaped.

Policy 5.B.9: Where feasible, Buena Vista will encourage side and rear parking in new residential development.

Policy 5.B.10: New mobile home parks and zones should not be allowed within Buena Vista city limits.

GOAL 5.C -

Buena Vista will maintain and enhance the appearance of the downtown area.

Policy 5.C.1: Buena Vista center should be enhanced with a variety of components including pedestrian-oriented storefronts and pedestrian-scaled streetscapes. Attention to architectural detail and streetscape components including sidewalks, trees and the provision of street furniture, lighting, trash receptacles and bicycle racks should be given.

Policy 5.C.2: Views of surrounding mountains from the commercial core should be optimized wherever possible.

Policy 5.C.3: When possible Buena Vista will encourage the development of public art features.

Policy 5.C.4: Landscaping and screening should be required to reduce the visual impacts of parking lots associated with commercial uses.



GOAL

Downtown Design
Features



RURAL LANDSCAPE

GOAL 5.D:

Buena Vista will strive to maximize its open space assets and preserve clear boundaries at the Town's edges.

Policy 5.D.1: Open space corridors should include both agricultural, active and passive open spaces. Corridors along these open spaces should include the following elements where appropriate:

- Screening - Built structures, utility infrastructure sites (including gas tanks, if applicable) or other industrial sites should be screened with rows, or clusters of native trees and shrubs.
- Fencing - Privacy fences cannot be constructed along any length of an open space. Instead, if fencing is required, then open fencing such as picket or split rail will be encouraged.
- Electrical, natural gas or other distribution stage lines and wires will be required to be placed underground to the maximum extent feasible.

Policy 5.D.2: Buena Vista will work with Chaffee County in order to retain the Town's identifiable edges and preserve community character by ensuring that physical separation exists between unincorporated County and Town development.

GOAL 5.E -

Buena Vista will promote and pursue sustainable development standards in new and redevelopment projects.

Policy 5.E.1: Buena Vista will promote development that incorporates principles of sustainable design to reduce both energy and resource consumption including but not limited to:

- Minimizing energy and water use
- Promoting renewable energy sources and locally-produced materials
- Minimizing the use of pesticides, herbicides and other toxic chemicals
- Utilize sustainable design standard such as "BuiltGreen Colorado" and the U.S. Department of Energy's "Building American" program

GOAL 5.F -

Buena Vista will emphasize and improve the community's gateways.

Action Item: Buena Vista will pursue the development of a gateway master plan. The proposed plan need not be complex, however it should clearly demarcate the locations and features of the gateways

GOAL



GOAL

Building Standards



GOAL

Downtown Design
Features

COMMUNITY DESIGN

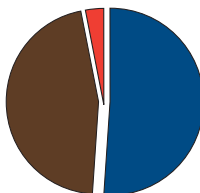
CHAPTER 9: COMMUNITY INPUT DATA

as well as provide budget allocations for short-term improvements such as signage while also including details concerning long-term improvements including landscaping, coordination with CDOT, speed limits, boulevards, roundabouts and the like.

DATA

Visual Impacts

Visual impact level to achieve for Buena Vista

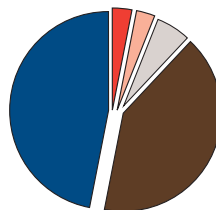


- 51% of those surveyed felt there should be NO IMPACT to visual resources
- 46% of those surveyed felt SOME IMPACT to visual resources was acceptable
- 3% felt that a SIGNIFICANT IMPACT to visual resources was acceptable

DATA

Fee Review System

Should the town adopt a fee/review system that favors infill in certain architectural styles?

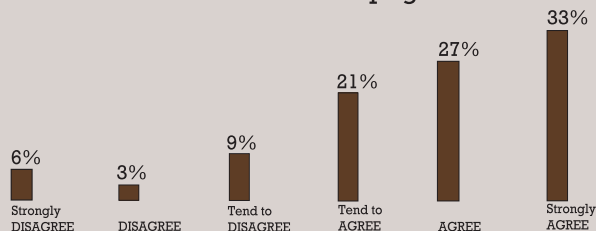


- 47% of those surveyed responded with an EMPHATIC YES
- 41% of those surveyed TEND TO THINK YES
- 8% of those surveyed were NEUTRAL on the topic
- 3% of those surveyed TEND TO THINK NO
- 3% of those surveyed responded with an EMPHATIC NO

DATA

Design Guidelines

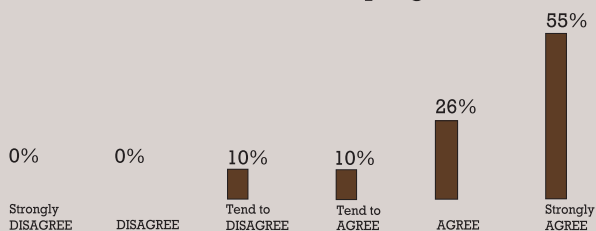
Buena Vista should adopt guidelines



DATA

Sign Standards

Buena Vista should develop sign standards



Chapter Ten



PARKS & RECREATION

Parks, Recreation, Open Space, & Trails

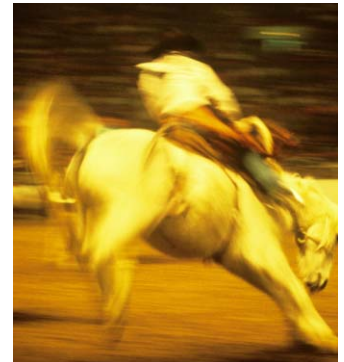
Parks enhance passive and recreational opportunity within any community by providing places for families and visitors to recreate and relax. In addition, parks and recreation facilities frequently enhance the community's image and quality of life.

Buena Vista's Department of Recreation and Department of Public Works provide the citizens of the Town with many opportunities and locations to recreate. Currently the park system consists of four major parks and the fair grounds with total lands at nearly 473 acres. The largest of these, with 360 acres of land, is the Town of Buena Vista rodeo grounds. This complex is made up of a rodeo complex complete with corrals, chutes, arenas and other equipment necessary for rodeo activities with seating for 800. Additionally on this land there is an airstrip for remote controlled airplane enthusiasts and a privately-leased shooting range. These facilities do not fill the 360 acres leaving considerable open space for the public to enjoy.

The second largest public space is the River Park with 92.5 acres. On these grounds there are two softball fields, a baseball field, volleyball courts, a soccer field, fitness courts, a picnic pavilion, walking trails, river access and a playground. Additionally there is a kayak play park that consists of four man-made drops with another drop slated for construction. Also from this park people may access the South Main and East Main trails along with the Whipple and Midland trails by use of a bridge crossing the Arkansas River.

The three other main parks are McPhelemy, Columbine and Forest Square. The facilities in McPhelemy reside on 3.3 acres and include a tot playground, a picnic pavilion, restrooms, creek access with a bridge and a town lake stocked with fish by the Colorado Division of Wildlife (DOW). Additionally, the historic railroad depot, owned by Buena Vista Heritage, is located in this park. The Columbine and Forest Square parks, 2.16 and 1.27 acres respectively, both include playgrounds, restrooms and picnic areas. The Chamber of Commerce is located in Forest Square Park. In addition to these large parks there is the approximately 7,000 square foot Millie Crymble tot park and playground and the 15-acre Buena Vista Cemetery which provides some measure of passive open space. Platted for development is a park in Meadow Ridge, which will be approximately 7,000 square feet, and will provide open play areas and a picnic pavilion. Meadow Ridge and South Main subdivisions possess parks and the Sunset Vista IV development has donated money for a park. Lastly there is some fishing access and a trail that the water department leases from the DOW.

The parks department is currently planning a few different improvements



PARKS RECREATION OPEN SPACE



PARKS & RECREATION

CHAPTER 10: INTRODUCTION



to the Town's park system. New trails are slated to be developed. A new bridge connecting the River Park trail to the Whipple trail is under consideration. Also at River Park, a new baseball field is planned. The fairgrounds are scheduled to receive a new town park and more restrooms.

Supplementing the Town's parks is the current and planned trail system that runs throughout Buena Vista. These trails include McPhelemy Park, Cottonwood Creek to the Arkansas River, Barbara Whipple, Highway 24 bypass, West Main Street bike way, Airport and Colorado Mountain College access, East Arkansas Street to River Park (under construction), Gregg Drive (not constructed), Arizona Street, Rodeo Road Bike Way (not constructed), Rodeo Road to South Pleasant Avenue and Mill Street (not constructed) and the Midland Meadows / Mountain View subdivisions (not constructed). Additionally the Arkansas River northward trail and the Crossman Avenue / Meadows are under Chaffee County jurisdiction but enhance Buena Vista's overall trail system.

RECREATION



Complementing parks, the recreation department provides activities in three seasonal bundles, winter/spring, fall and summer. The winter/spring activities include full-moon Nordic skiing, cross-country ski trips, school holiday ski trips, Eskimo roll practice, beginning rock climbing, volleyball clinics and leagues, indoor tennis, kids basketball and softball leagues. Fitness classes include martial arts, yoga, Pilates, arthritis-specific weight training, aerobics/Tae BO, self-defense workshops, swim aerobics, respiratory health and sleep apnea seminars. Also provided are special interest programs including dog obedience class, creative memories scrap book creations, gardening basics, trees for mountain communities, vegetable gardening at altitude, houseplants 101, hanging basket creations, a financial planning series, a bridge club, dance classes and trips around the area.

Summer activities provided include day camps for kids, rafting, rock climbing, mountain bike trips, hiking, kayaking, horseback riding, a junior ranger program, orienteering, bird walks, ATV outings, softball leagues, tennis, baseball, roller hockey, Tai Chi, yoga and martial arts classes. Teen programs include classes in social success, back-to-school makeover for girls, boys in the kitchen, and baby sitting fundamentals. Classes in dog obedience, bridge, hanging baskets, knitting/crocheting, computer skills and dance are also available to the public. Additionally there are concerts in town parks and sponsored trips around the area.

Fall activities are similar to winter/spring but include the additional programs of pruning woody plants, xeriscape classes, soap making and bath fizzies, pumpkin decorating, craft workshop, guitar lessons, music lessons and family nights.



GOAL 6.A -

Buena Vista will proceed with the development of new trails and the expansion of the existing trail system

Trails provide a form of alternative transportation and offer linkages between the Town, public lands, developed parkland, businesses, neighborhoods and open space. They also promote physical fitness, and leisure opportunities.

Policy 6.A.1: Buena Vista will promote and support future and existing plans for a trail system that interconnects with regional and public land system trails.

Policy 6.A.2: All proposed new trails will be reviewed by the Buena Vista Trails Advisory Board.

Policy 6.A.3: Buena Vista will prioritize linkages between existing and planned trails, with special emphasis on spanning existing gaps within the system.

Policy 6.A.4: Buena Vista will require trail easements meeting the criteria congruent with the trail master plan in all new subdivisions and annexation developments prior to approval.

GOAL 6.B -

Buena Vista will pursue a balanced parks and recreation system.

Policy 6.B.1: Buena Vista's parks system should strive to contain the following elements and characteristics:

Community Park: Community parks are large parks meant to serve the entire community. These parks will not be less than 10 acres and have the full compliment of utilities available on site (water, electricity, etc.). They will contain major, permanent recreation facilities such as ball fields, skate parks, public events venues, and other land-intensive usages as well as park benches, picnic pavilions and play sets. These parks will have automatic irrigation on-site, adequate parking and full connectivity to the trail system. Due to likely intensive use of these facilities the location, access and buffering from surrounding neighborhood uses will be required.

Neighborhood Parks: Neighborhood parks are much smaller than community parks smaller than nine acres, but typically between one-fourth acres and three acres and are meant to serve those residents who live within walking distance, approximately one-half mile. These parks will not typically be served by any utilities other than electricity for limited night lighting. Neighborhood parks will be fully landscaped, provide some seating and picnic benches as well as a small playground. The biggest neighborhood parks may contain court facilities such as tennis or basketball.



GOAL

Trail System



POLICY



GOAL

Park System



POLICY

PARKS & RECREATION

CHAPTER 10: PARK GOALS & POLICIES



PARKS



Neighborhood park dedications, or portions thereof, may be waived of land dedication requirement in order to secure a fee-in-lieu so as to ensure the focusing of park resources on the development of a high-quality community parks over the short term. However, in developments designated as “high density” neighborhood parks may be required and desirable in order to provide open space and recreational facilities for neighborhoods.

Buena Vista does not have an interest in requiring or developing so called “pocket parks” - very small parks that do not have any particular recreational purpose but serve as an aesthetic element of subdivision design – where local parks are required. The Town prefers the development of full-quality neighborhood parks with recreation amenities as described under the neighborhood park definition.

Action Item: Update the Buena Vista community parks plan and implement and integrate it into the Town’s Comprehensive Plan. The Plan should include detailed policies and funding strategies to meet parks and recreation objectives.

Policy 6.B.2: Buena Vista should include parks into a comprehensive fair-share growth fee on all new development to pay for park facility improvements.

Policy 6.B.3: Buena Vista should develop and codify a park land dedication/fee-in-lieu for all new subdivision development and annexation using the Colorado small community parks planning standards methodology so that current service levels are not decreased by new growth. The requirement for acreage dedications per 1,000 residents will be specified in the Town land use code.

Policy 6.B.4: Parks should only be built on suitable lands that are accessible and usable by the general public and generally bordered by at least two public streets.

GOAL 6.C -

Buena Vista will identify and conserve priority open space lands in and around the Town.

Action Item: Buena Vista will generate an open space master plan that clearly designates priority open space lands and provides funding strategies for acquiring those lands.

Policy 6.C.1: Open space is divided into two forms; passive and active. The Town will delineate the appropriate quantities and balance between the two types in its open space master plan.

- Passive open spaces include riparian corridors, steep slopes (>30 percent), wetlands and natural drainage areas. Passive open spaces will be undeveloped and necessarily preserved from all future development using



GOAL

Open Space

POLICY

whatever mechanism is appropriate including conservation easements, deed restrictions or dedication to the Town of Buena Vista).

- Active open space will include all developed parkland including neighborhood and community parks and trail areas—note that a trail's presence through a passive open space area such as a riparian corridor converts that open space designation to active—that is it becomes a component of developed parkland.

Policy 6.C.2: Passive open spaces will be defined as such when it generally serves one of the following functions:

- Waterfowl ponds and wetland
- Native wildlife habitat and travel corridors
- Creation or preservation of pastoral scenic views to mountains, valleys or agricultural lands
- Protecting archeological or heritage features
- Provides the public from geologic or other hazards
- Shapes growth

Policy 6.C.3: Buena Vista will not accept small acreage or low-value lands into its open space program. All open spaces should provide some recreational, wildlife or scenic value. That is, small parcels that are left over after site design and development and storm drainage catchment areas will not be accepted as open space or be maintained by the Town unless they are expressly determined to have preservation values.

Policy 6.C.4: Buena Vista will require open space land dedications or a fee-in-lieu for all new subdivisions and annexations prior to final approval so that existing levels of open space service are not decreased with new development.

Policy 6.C.5: Buena Vista will actively pursue additional revenue mechanisms and leverage options such as Great Outdoors Colorado (GOCO) grants for increasing open space acquisitions.

GOAL 6.D -

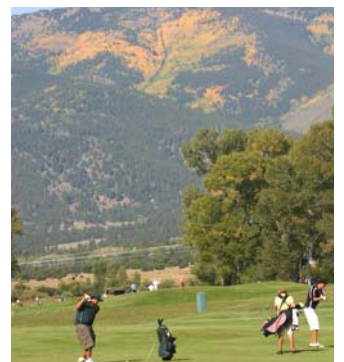
Buena Vista will operate, maintain and develop its parks, open space and recreations system in such a manner as to minimize adverse local and regional environmental impacts.

Policy 6.D.1: Buena Vista should use green building materials, renewable energy sources, native plant species and energy efficient operations whenever feasible with park and trail development.

Policy 6.D.2: The park, recreation, trails and open space programs will



OPEN SPACE



PARKS & RECREATION

CHAPTER 10: ENVIRONMENTAL GOALS & POLICIES

incorporate educational features and volunteer participation into all aspects of the system so as to further engage and inform the community and visitors of the extent and purpose of the programs.



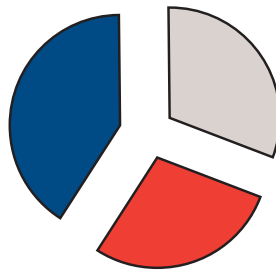
Environment

POLICY

DATA

Parks

Does the town of Buena Vista currently have adequately developed parks?



41% of the community feels park development is **VERY ADEQUATE**

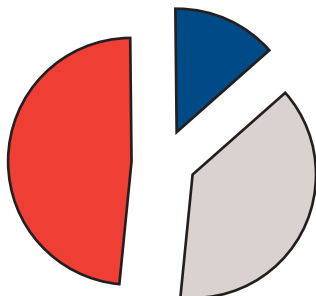
31% of the community feels park development is **SOMEWHAT ADEQUATE**

28% feel park development is **INADEQUATE**

Does the town of Buena Vista currently have adequately developed play equipment for children and young adults?

DATA

Play Equipment

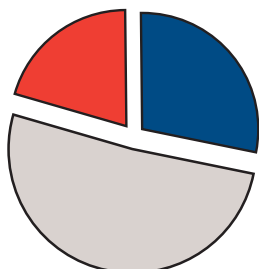


-  14% of the community feels equipment is **VERY ADEQUATE**
-  38% of the community feels equipment is **SOMEWHAT ADEQUATE**
-  48% feel play equipment is **INADEQUATE**

Does the town of Buena Vista currently have adequately developed active recreation facilities, such as ball fields?

DATA

Facilities



-  28% of the community feels facilities are **VERY ADEQUATE**
-  51% of the community feels facilities are **SOMEWHAT ADEQUATE**
-  21% feel active facilities are **INADEQUATE**

PARKS & RECREATION

CHAPTER 10: DATA

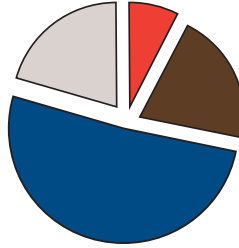
DATA

Open Space

Trails

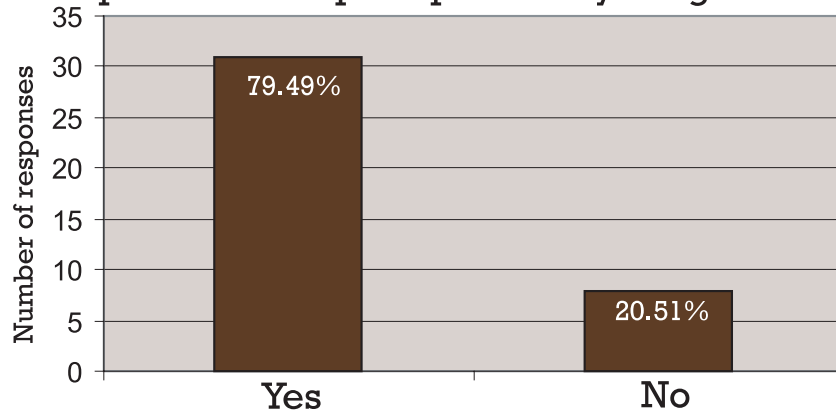
Parks

In terms of priorities, which elements of parks, recreation and open space should be emphasized over the next five years?

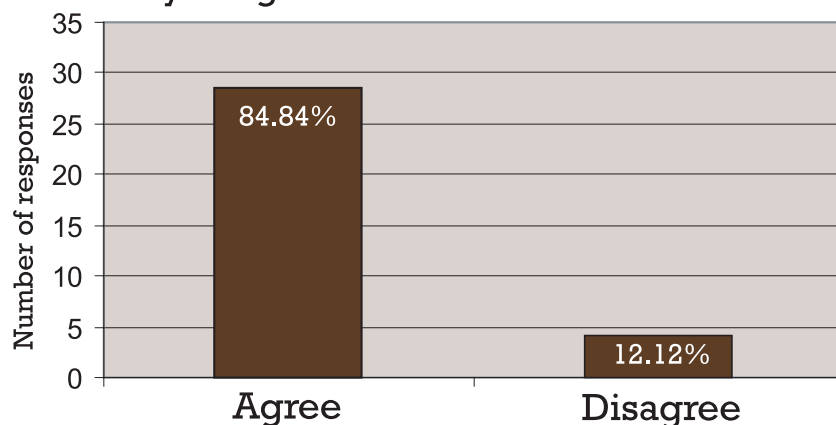


- 50% of the community feels OPEN SPACE ACQUISITION is most important
- 21% of the community feels PARKS DEVELOPMENT is a priority
- 21% feel TRAILS DEVELOPMENT is a priority
- 8% feel PARK ACQUISITION is a priority

The town of Buena Vista should encourage the purchase of open space. Do you agree?



The town of Buena Vista should require trail easements on all new developments. Do you agree?



Chapter Eleven



TRANSPORTATION

Transportation

This section provides the link between future land uses and the necessary improvements to Buena Vista's transportation system.

The following items were of chief consideration for the planners and citizen working group when developing this Plan.

- Identification of key opportunities in the transportation system to facilitate downtown and other community enhancements
- Dealing with Highway 24 issues
- Pedestrian and cyclist use of public right of ways
- Development and improvement of the Town's Gateways
- Evaluation of the impacts of future growth (residential and non-residential) upon the existing transportation system.
- Generally locate and classify streets in the future land use areas.
- Identify connections between existing and future streets.
- Identify payment methods for infrastructure



STREET
SYSTEM

Evaluation of the existing street system

The existing transportation system can be described as a hybrid of a hierarchical and grid-style streets system. A grid-style streets pattern is a system of straight, parallel streets that intersect each other at right or nearly right angles.

A **hierarchical streets pattern** is based on a streets classification system in which a street's design (right-of-way width, pavement width, etc.) is related to its function. The following are common and useful descriptors of streets.

Local streets provide frontage for access to lots and carry traffic that has origin or destination with lots adjacent to the street. Streets should provide the minimum width needed for parking on both sides of the street.

Collector streets serve traffic passing from neighborhoods or commercial centers to arterials and other collector streets. As such, collector streets are designed to handle higher volumes of traffic at higher speeds than local streets. Where possible, subdivision design should avoid direct access to lots from collector streets, but this can ultimately be determined during the development review process. Collector streets should generally provide enough shoulder room for parallel parking and bike lanes.

TRANSPORTATION

CHAPTER 11: GOALS & POLICIES

Arterial streets provide relatively direct linear movement across the community so that all neighborhoods may be accessed from any other point in town. They are designed to handle high volumes of traffic and can carry a significant amount of “pass-through” traffic not stopping in town. Parking in arterial street roadways is not supported. Direct access to lots is discouraged. West Main Street and Highway 24 are examples of roads that might be considered arterial.

Streets are generally designed to handle more traffic the higher they are upon the streets hierarchy. The streets layout is designed to funnel traffic out of neighborhoods and commercial districts onto streets with higher capacity until travelers are on the system of arterials streets that allows movement into different areas and into and out of town.

GOAL 7.A -

Buena Vista will strive to achieve and maintain smooth and efficient transportation on all public streets

Policy 7.A.1: Buena Vista will enhance traffic circulation by planning for adequate north-south and east-west circulation.

Policy 7.A.2: Specifically, areas of new development need to provide collector streets generally trending north-south or east-west connecting directly with the arterials or feed into existing collector streets with adequate capacity to handle additional traffic which ultimately connect with arterials.

Policy 7.A.3: Buena Vista will enhance connectivity between existing and future development.

Policy 7.A.4: Buena Vista will identify all easements or rights-of-way in existing subdivisions which would serve as a connection to areas in the future land use map designated for future urban development.

Policy 7.A.5: Buena Vista will enhance connectivity between all future developments.

- The streets system in each new development must provide access to development in future annexation tiers. This means that the Town will often require that future developments include street “stubs” to land not yet formally considered for development.

Traffic generated by new development spreads throughout the streets system, ultimately consuming some level of capacity throughout the existing streets system.

Policy 7.A.6: Buena Vista strives to mitigate off-site impacts of future development on existing roadways and intersections.

- Intersections between existing collector streets serving future



Efficient Transportation

POLICY

development and arterials are a key concern and impacts upon these intersections must be evaluated carefully and mitigation guaranteed.

- The roadways of the existing collector streets and arterials must be monitored to determine if future development will warrant improvements such as an upgrade of a sub-standard roadway to meet collector or arterial street status.

GOAL 7.B -

Buena Vista will ensure that all new land uses provide adequate transportation facilities.

Policy 7.B.1: Future development will be required to pay its fair share of the cost of the capacity related system-wide streets improvements made necessary by each development. This may be accomplished through a professionally-calculated impact fee system.

Policy 7.B.2: Buena Vista will develop fiscal mechanisms to fairly allocate this cost so that only the capacity-related improvement costs accrued by each future development will be required as mitigation from that development.

Policy 7.B.3: Buena Vista will work with Chaffee County in the development of joint street standards in the Town's three-mile area of influence.

Policy 7.B.4: Buena Vista will encourage new development proposals, particularly mixed-use proposals that provide multi-mode transportation options including bicycle and pedestrian traffic.

Policy 7.B.5: Higher density development will only be located where existing or planned road facilities are appropriately built and designed to serve it.

GOAL 7.C -

Buena Vista will promote multi-mode transportation options.

Policy 7.C.1: All future development will be required to connect both internally and externally to a sidewalk or trail system.

Policy 7.C.2: Funds for sidewalk expansion on existing streets will be allocated in the annual budget and transportation capital facilities plan.

Policy 7.C.3: Buena Vista will consider using special assessments to improve or develop pedestrian sidewalks in priority areas.

Policy 7.C.4: Any new parking areas and existing parking facilities should be constructed in such a way as to maximize safety and convenience for pedestrians.



GOAL

Fiscal Mechanisms



STREET PLANNING



GOAL

Multi-mode Options

POLICY

TRANSPORTATION

CHAPTER 11: ANNEXATION GOALS & POLICIES

Policy 7.C.5: Buena Vista will invest in traffic calming devices where needed and appropriate and reduce speed limits on all local and possibly some collector streets.

Highway 24 is a central spine in Buena Vista's traffic system. This fact is not likely to be easily changed. Consequently the Town should strive to capitalize on the positive aspects and mitigate negative consequences.

GOAL 7.D -

Buena Vista will strive to improve Highway 24 as a transportation asset.

Action Item: Buena Vista will develop a Highway 24 transportation improvement plan. This Plan will engage all elements of the road frontage that are directly under the Town's jurisdiction. The Plan will include sidewalks, crosswalks, bike lanes, setbacks, architectural guidelines, signage and perhaps the designation of a local name for the road stretch through town.

Policy 7.D.1: Buena Vista will focus in particular on improving the Highway 24 intersection with Main Street. Signage should begin approximately one mile prior to the intersection. The intersection itself should be designed and beautified so that potential pass-thru traffic is converted to destination and drawn into the downtown commercial core.

Policy 7.D.2: Buena Vista will work with Colorado Department of Transportation (CDOT) to plan for an improved system of crosswalks and medians to make crossing the highway safer.

Policy 7.D.3: Buena Vista will seek to dramatically improve community gateways at the north and south ends of Highway 24. The west gateway is important as well but secondary to north/south gateway improvements. See future land use section for additional details.

Future Streets Map

The public process yielded a map indicating the location and purpose of several major transportation, or roadway, enhancements to the Town of Buena Vista. The maps general purpose is to:

- To provide a general blueprint of the location of future collector and arterial streets in the future land use areas.
- To identify the role existing streets will play in serving future development.
- To identify key connections between existing and future development.



GOAL

Highway 24



POLICY

- To identify intersections and roadways likely to warrant improvement due to the increased traffic generated by future development.

Description of proposed future streets network

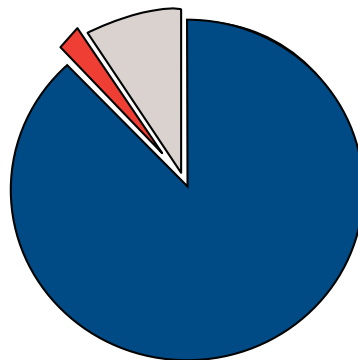
The future streets network is focused on providing or improving north/south and east/west connections in the Town.

There are currently no plans for a Buena Vista by-pass. Despite the fact that Highway 24 is widely viewed as problematic, it is unlikely that CDOT will plan for or approve any type of by-pass around Buena Vista. Indeed, doing so might further alienate the downtown and damage local business. The Highway does provide a major transportation gateway into and out of the Town and does generate significant amounts of pass-thru traffic – all of which has the potential to become destination-oriented if Buena Vista properly engages and markets to these potential visitors.



**PROPOSED
NETWORK**

Is it important to have a connected and logical system of primary roads?



- 88% of those surveyed felt it was important to have a connected and logical road system
- 3% of those surveyed felt it was not important and
- 9% of those surveyed were undecided.

DATA

Road System

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